

An Historic Environment Desk Based Assessment at Bleaklow Hall, Bolton Road, Hawkshaw



ARS Ltd Report 2018/8

January 2018

Compiled By:

Michelle Burpoe MA

Archaeological Research Services Ltd

Angel House

Portland Square

Bakewell

Derbyshire

DE45 1HB

Checked By:

Clive Waddington MCIfA

Tel: 01629 814540

Fax: 01629 814657

admin@archaeologicalresearchservices.com

www.archaeologicalresearchservices.com



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www.archaeologicalresearchservices.com

Prepared on behalf of: Indigo Planning

Date of compilation: January 2018

Compiled by: Michelle Burpoe MA

Checked by: Clive Waddington MCIfA

Local Planning Authority: Bury District Council

Site central NGR: SJ 76375 15026

EXECUTIVE SUMMARY

Archaeological Research Services Ltd was commissioned by Indigo Planning on behalf of Mr Jeremy Buckley of Bleaklow Hall to carry out an historic environment desk-based assessment of the site of the former Bleaklow Hall, Bolton Road, Hawkshaw. This assessment has been commissioned ahead of the submission of a planning application for the demolition of the current dwelling on site and the construction of five residential dwellings and associated landscaping and access.

Documentary research has identified the site as the location of a successive number of post-medieval and possibly medieval structures, all known as Bleaklow. While the present Bleaklow Hall was built by the 1970s, and has little architectural or historical interest, the rear garden of the current Bleaklow Hall may be the location of the early 19th century Bleaklow Hall. Whilst the level of demolition of this structure is unknown, it is possible that the rear garden retaining wall may represent the former eastern extent of this structure, and below-ground remains may survive within and below the raised rear garden of the complex. Should such remains be present, they will likely be of local significance, due to the evidential, illustrative historical and architectural value that they could possess.

Across the eastern part of the PDA, the remains of a number of 19th century outbuildings have been identified. The proposed development will result in the disturbance of a number of these visible remains and will likely disturb in unknown associated buried archaeological remains.

It is recommended that prior to any groundworks being carried out on site, the vegetation across the site is cut back and a photographic survey of both the identified 19th century structural remains and any potentially hidden remains across the site be carried out. It is also recommended that a phase of targeted trenching be carried out across the site to assess the survival of any below-ground archaeological remains that may be present within the boundaries of the proposed development area. Depending upon the results of the archaeological trenching, it may be appropriate to carry out archaeological excavation to further record any significant surviving archaeological remains as part of a mitigation strategy prior to commencement of any development work.



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1 INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Indigo Planning on behalf of Mr Jeremy Buckley of Bleaklow Hall to carry out an historic environment desk-based assessment (DBA) of the site of the former Bleaklow Hall, Bolton Road, Hawkshaw. This DBA has been commissioned ahead of the submission of a planning application for the demolition of the current dwelling on site and the construction of five residential dwellings and associated landscaping and access.

1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on Figure 1, is c.0.83ha in area, and is located at NGR SJ 76377 15020. It is bounded to the north, north-west and north-east by open fields, to the south-east and south-west by residential dwellings, and to the south by Bolton Road (A676). The site is bounded on all sides by a mixture of drystone and brick walls and wooden fencing, and is accessed from Bolton Road via a gated drive from the south-east corner of the PDA. The site has a slope from north to south towards Bolton Road, with levels from 199m aOD along the northern boundary to 193m along the southern boundary.

1.3 Geology

The underlying solid geology of the PDA comprises sandstone of the Brooksbottoms Grit Formation, formed approximately 320 to 322 million years ago during the Carboniferous Period when the local environment was previously dominated by swamps, estuaries and deltas. This is overlain by superficial deposits of Devensian Till and Glaciofluvial sands and gravels (BGS 2017).

2 PLANNING POLICY BACKGROUND

2.1 National Planning Policy Framework (NPPF)

This assessment was carried out under the National Planning Policy Framework (NPPF) (DCLG 2012). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to the achievement of *sustainable development*, which includes "...contributing to, protecting and enhancing our natural, built and historic environment..." (DCLG 2012, 30).

Section 12 of the NPPF deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

Paragraph 126 states that Local Planning Authorities must undertake to '*recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*'. In developing their strategy, local planning authorities should take into account:



- ♦ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ♦ the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- ♦ the desirability of new development making a positive contribution to local character and distinctiveness; and
- ♦ opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 128 states that, *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”* (DCLG 2012, 30).

Paragraph 129 states that, *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”* (DCLG 2012, 30).

In determining planning applications, planning authorities should take account of:

- ♦ other relevant books and journals that are identified in the course of the data collection; and
- ♦ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ♦ the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- ♦ the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 132 – 141 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (DCLG 2012, 31-32). Paragraph 132 states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial*



harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional” (DCLG 2012, 31).*

Setting Policy and Guidance

The NPPF Paragraph 128 states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. In the document, Conservation Principles: Policy and Guidance (English Heritage 2008) it is noted that ‘places where significance stems essentially from the coherent expression of their particular cultural heritage values can be harmed by interventions of a radically different nature’ (English Heritage 2008, 58).*

2.2 Local Planning Policies

2.2.1 Bury Unitary Development Plan

The Bury Unitary Development Plan (UDP) was adopted by the Council in 1997 and is in the process of being replaced by the Bury Local Plan. However, until the Local Plan is adopted, the UDP still acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council’s decisions on planning applications. The UDP includes the following in relation to the Historic Environment:

Archaeology (Policy EN3)

The Council recognises the importance of archaeological remains as part of the Borough’s heritage and will seek the protection of sites of archaeological importance as and where they are found.

Impact of Development on Archaeological Sites (Policy EN3/1)

Where a development proposals is submitted which will affect an archaeological site, the developer should submit sufficient information on the potential impact of the development to allow the Council to make a full and proper investigation into its archaeological consequences.

The Council will have regard to the following criteria in determining the importance of an archaeological site and the impact of any proposal:

- ◆ the historic importance of the site;
- ◆ the quality and condition of the site;
- ◆ the rarity value of the site;
- ◆ the nature of the proposed development;
- ◆ the level/degree of disturbance;
- ◆ the permanence of the proposal;
- ◆ the siting of associated infrastructure/services.



Development Affecting Archaeological Sites (Policy EN3/2)

On sites where development is considered to be acceptable in principle, consent will only be granted if:

- ♦ the development is designed in such a way as to minimise the level of disturbance and damage;
- ♦ development is programmed so that such sites and remains can be investigated in accordance with a previously agreed scheme of excavation and evaluation;
- ♦ where damage or disturbance is unavoidable, arrangements are made for the archaeological recording of the site prior to and during development.

3 AIMS AND OBJECTIVES

The principal aims of this assessment are to produce a report detailing any archaeological potential of the PDA, and to assess the potential impacts of the proposed development upon any buried and upstanding archaeological remains, historic buildings, the historic landscape and the settings of nationally designated assets and to assess their significance. The following objectives will contribute towards accomplishing this aim:

- ♦ To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.
- ♦ To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary mitigation strategy, including further evaluation, excavation, and/or preservation of archaeological remains.
- ♦ To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.
- ♦ To provide an assessment of potential impacts of the proposed development to the settings of cultural heritage assets, and make recommendations for further detailed assessment should this be considered necessary.

4 METHOD STATEMENT

The DBA was undertaken in accordance with the guidelines set out in The Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2014).

4.1 Study Area

The study area adopted for this assessment was agreed with the Greater Manchester Archaeological Advisory Service (GMAAS) Heritage Management Director (Archaeology) prior to the commencement of work. It comprises a 1km off-set from the 'redline boundary'



of the PDA. The extent of the 1km wider study area is depicted by a blue polygon on Figure 1.

4.2 Information Sources

The following sources of information were consulted to inform this assessment:

- ♦ The Greater Manchester Historic Environment Record (HER) for information regarding non-designated heritage assets, previous fieldwork reports and air photographs.
- ♦ The online National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets, as well as their downloadable GIS datasets of Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of Historical Interest, Registered Battlefields and World Heritage Sites.
- ♦ The Greater Manchester Archives and Bury Archives for available historic maps and any other relevant historic documents.
- ♦ The British Geological Survey onshore digital maps at 1:50,000 scale (DiGMapGB-50-WMS).
- ♦ The Soil Survey of England and Wales 1:250,000 Soil Map and Legend.
- ♦ Relevant archaeological books, journals and unpublished research reports and archives identified during the course of research.

5 BASELINE DATA

5.1 Archaeological and Historical Background

There is a paucity of information for prehistoric activity within the Hawkshaw area, with the Bronze Age providing the most substantial evidence of prehistoric remains within 1km of the PDA. The burial sites of the Bronze Age, typified by a circular ditch surrounding a mound, are the most common earthworks to have survived from the prehistoric period in Britain (Nevell and Redhead 1999). There are four Bronze Age barrows recorded on the Greater Manchester HER located within the 1km study area: two located to the east of the PDA and two to the west of the PDA.

Whippalon Hill (HER 8691.1.9) and Low Hill (HER 8693.1.0), located c.530m and c.590m to the east of the PDA respectively, are two roughly circular barrows, with their names deriving from the Old English *hlaw* meaning hill or mound. Dodd Lee (HER 8692.1.0), located c.300m to the west of the PDA, is a lozenge-shaped mound, possibly with an outer earthwork, and possibly accompanied by a mound to the south. Croich (HER 8696.1.0) is located c.500m to the west of the PDA and, whilst not the location of any visible earthworks, the name itself comes from the Old Welsh *cruc*, which translates as 'hill/barrow', suggesting this may have once been the location of a barrow.

Substantial prehistoric remains within the north-west can be found at Castlesteads (NHLE 1014720), a Scheduled Iron Age promontory fort overlooking the floodplain of the River Irwell c.3.7km to the south-east of the PDA (Historic England 2017). A 1982 evaluation of the



site revealed a number of pits and post holes of former structures surrounded by a substantial ditch, though severely eroded by later agricultural activity (Lavan 1995).

During the Iron Age/early Romano-British period, much of the north-west was a part of the Celtic kingdom of the Brigantes. Appearing to be more of a confederation of amalgamated tribes rather than a single kingdom, Brigantia was incorporated into the Roman Empire in the mid AD 70s, some 20 years after the Roman army's invasion of Britain (Nevell and Redhead 1999). Within the 1km study area, the Greater Manchester HER has documented a number of Iron Age Celtic stone heads, which are likely associated with Brigantia. As all of the artefacts within the study area have been reutilised as decorative features in garden walls, such as the two stone heads c.120m to the east of the PDA at Pillar Croft (Figures 2 and 3), unfortunately the original findspots of these artefacts are unknown.

The Roman road between Manchester and Ribchester survived into the early medieval period, becoming the boundary between the Tottington Lower End and Bradshaw manors (Nevell and Redhead 1999, 9). The area of Hawkshaw appears to have been incorporated within the medieval Royal Manor (or Fee) of Tottington, which comprised the northern part of the parish of Bury. Early medieval remains across the area are lacking, with excavations across the north-west revealing little in the way of physical evidence (Nevell and Redhead 1999). The majority of information gleaned from this period comes from place-name interpretations and documentary records.

The name Tottington first appears in documents from the 13th century, with *tot* either referring to a 'look out hill' or perhaps a personal name '*Tota*'. The latter part of the name, *ingu* and *tun*, can be defined as 'the people of an enclosure/farmstead' (Ekwall 1922; Lavan 1995). Bleaklow also contains the Old English elements *blaec* meaning dark-coloured and *hlaw* meaning hill or mound which is appropriate given the site itself is on a small rise in the landscape. It is one of a number of possible medieval farm sites in Tottington Fee that contain Anglo-Saxon topographical names.

The first documentary record of Bleaklow comes from the 14th century, where *Blakelowe* is mentioned in two separate Court Rolls of the Late Thomas, Earl of Lancaster for the year 1324 (Farrer 1901, 12 and 15):

- ♦ 2nd April, 1324: Of Alexander de Blakelowe, for respite of her homage... 12 d.
- ♦ 19th September, 1324: Of Magot dil Blakelowe, for breach of peace... 4 d.

The Greater Manchester HER notes that a *Blacklow* is recorded as a 'messuage and 20 acres of land' in a land surrender in the 1527 Halmot Court Rolls, while a 1662 rental records the heirs of 'John Brooke of Blackowe' (Farrer and Brownbill 1913). Hawkshaw is also first recorded in the Halmot Court Rolls as an area of common land (HER 8716.1.0).

During the 17th or 18th century, what remains of the manor of Tottington was split into two parts, Lower and Upper Tottington, with the area of Hawkshaw incorporated into the Lower End. Yates 1786 *Map of Lancashire* is the earliest map available which depicts the area of what is now Hawkshaw, though not in a large amount of detail (Figure 4). This map depicts the main roads at this time, in addition to identifying the larger towns by name and a number of structures (likely farms) within the landscape of the Royal Manor of Tottington. While not identified by name, it would appear that Bleaklow is indeed depicted on this map,



by a single structure between two roads (likely Hawkshaw Lane and Spenleach Lane (HER 8733.1.1)). Bolton Road is not yet depicted at this time.

A survey was carried out of Tottington Lower End in 1794, which provides a detailed account of this area at the end of the 18th century. While a map was once produced for this survey, only the accompanying survey book was located at this time within the Lancashire Record Office archives. Table 1 below provides a detailed account of the yearly value of the estate of 'Bleak Low' (No.70), which was owned at this time by a James Wood. The survey indicates that at least one structure (one cottage) existed on the Bleaklow property at this time, likely the structure depicted on Yates 1786 Map.

Table 1: 1794 Survey of the Township of Tottington Lower End

Name	Occupier	£	s	d
Great Weath Meadow	John Leach	6	2	6
Little Weath Meadow	John Leach	4	10	-
Higher Pillowcroft	John Leach	1	0	-
Middle Pillowcroft	John Leach	1	10	-
Lower Pillowcroft	John Leach	2	5	-
Bent	John Leach	2	0	-
Edge Field	John Leach	1	7	6
Old Earth	John Leach	2	0	-
One Cottage	John Walsh	1	5	-
Totals value of estate (as given in Survey Appendix)		22	0	-

Greenwood's 1818 *Map of Lancashire* (Figure 5) and Hennett's 1830 *Map of Lancashire* (Figure 6) are the next two available maps that show the area of Hawkshaw in some detail. Greenwood's map is the first to depict Bolton Road running east-west across this area, which allows for the easier identification of the Beaklow property. Hennett's map is the first to identify Bleaklow itself, though it is labelled as 'Blakeley' on this map.

The 1842 *Tithe Map of Tottington Lower End* (Figure 7) is the first map that shows the entire area of the PDA in detail. It is likely that the majority of the land within Tottington Lower End was enclosed prior to the production of this map, and likely before the 1794 survey, as a number of the field names first listed in the 1794 survey correspond to field names listed on the 1838 Tithe apportionment (Table 2).

Table 2: 1838 Tottington Lower End Tithe Apportionment

Owner	Occupier	Plot No	Name and Description of Lands and Premises	State of Cultivation	Quantities		
					A	R	P
Jane Wood	John Dearden	1588	Farm house, barn, Cottage, & Yard & Garden		-	-	33
Jane Wood	John Dearden	1589	Plantation		-	-	35



Owner	Occupier	Plot No	Name and Description of Lands and Premises	State of Cultivation	Quantities		
					A	R	P
Jane Wood	John Dearden	1592	Meadow before Barn	Meadow	1	2	1
Jane Wood	John Dearden	1593	Bent	Pasture	4	-	-
Jane Wood	John Dearden	1596	Lower Pillow Croft	Pasture	3	1	-
Henry H. Powell	James Bridge	1622	Road	Pasture	4	3	28

The tithe apportionment lists fourteen separate plots of land under the heading to 'Blakelow', with the area of the PDA encompassing parts of six of these plots. The majority of the land within the PDA is owned by a Jane Wood, likely a relation to the James Wood recorded during the 1794 survey. There are several structures depicted on this map, most prominently a large, roughly L-shaped structure along the northern part of the PDA, which is likely the farmhouse listed in plot 1588 on the tithe apportionment. There is a small structure to the south-west of the farmhouse, likely the barn, and a small cottage within plot 1589. Access to the farmhouse from Bolton Road is provided by a small path running directly north from Bolton Road to the front of the farmhouse.

It was possible to trace part of the history of Bleaklow from 1841-1881 from census records (Appendix 4). It would appear that up until 1841, the Bleaklow Hall property was occupied by farmers, who worked the surrounding lands. However, by 1851, part of the property came under the ownership of the Fletcher family, who constructed the adjacent Bleaklow Mill (HER 3937.1.0) in 1850, and rented out the outbuildings on the property to various workers in the factory.

It is likely that the Fletcher family demolished all the buildings depicted on the tithe map within the Bleaklow property, and rebuilt Bleaklow Hall as it is depicted on the 1850 Ordnance Survey Map and in greater detail on the 1893 OS Map (Appendix 6). The new Bleaklow Hall was described in the early 20th century as 'a beautiful gabled house standing in its own grounds off the main road... with a small farm on the property as well' (Alston 1992). The 1893 OS Map does indeed depict a single structure with a northern wing, with a small farm and outbuildings to the east of the main structure. The north-western corner of the PDA is depicted as a landscaped garden. The property is accessed via a path from the south-eastern corner of the PDA, likely the same entrance utilised today.

The Fletcher family appears to have remained on the property until the late 19th century, when the Rigg's family moved into the Bleaklow property. The Rigg's family had purchased the Bleaklow Mill complex in 1875, after the death of Lawrence Fletcher, with the 1881 census return indicating that widow Margaret Fletcher still resided as Bleaklow Hall, as a widow farmer of 12 acres (The Bury Times 1961; Appendix 4). The PDA largely remained unchanged until the 1929 OS Map (Appendix 6), when a small glasshouse is depicted within the north-western part of the site, and a small outbuilding is also now shown within the western part of the PDA.

Margaret Fletcher	Head	Farmer 12 Acres
Alice Fletcher	Daughter	-



Sarah A Diggle	Servant	Cook (domestic)
Mary Annie Augusta Mills	Servant	Housemaid (domestic)

The PDA remains largely unchanged until the 1976 Ordnance Survey Map (Appendix 6), when the 19th century Bleaklow Hall structure was demolished, and a new T-shaped building has been constructed across the footprint of the 19th century structure. The outbuildings to the east of the main building appear to remain untouched, in addition to the glasshouse in the north-western part of the site.

By the 1992 OS Map (Appendix 6), the glasshouse has been demolished, with the outbuildings to the east being demolished by the early-21st century. The present site conditions are discussed below in section 6.

5.2 Designated Assets

On-Site

The NHLE records no designated heritage assets located within the boundaries of the PDA.

Off-Site

There are four designated heritage assets listed on both the Greater Manchester HER and NHLE located within the wider 1km study area. They comprise four Grade II Listed Buildings. Details of these heritage assets are listed below in Table 3 and in the gazetteer in Appendix 1, and are illustrated in purple on Figure 8.

Table 3: Designated heritage assets within the wider study area

NHLE ID	HER ID	Description
1067283	9493.1.0	Croichley Fold Cottages <i>Grade II</i>
1163740	9472.1.0	Former Farmhouse on southwest side of yard at Hollingrove Farm <i>Grade II</i>
1164006	9498.1.0	Three Gates <i>Grade II</i>
1356813	9472.1.1	Barn with cruck frames on south side of yard at Hollingrove Farm <i>Grade II</i>

5.3 Non-Designated Assets

5.3.1 Archaeological Remains and Landscapes

On-Site

The Greater Manchester HER lists one non-designated archaeological remain as being located within the boundaries of the PDA: the former site of Bleaklow Hall (HER 8709.1.0). Details of this asset can be found in the gazetteer in Appendix 2 and is depicted in brown on Figure 8.

Off-Site

The Greater Manchester HER records a further 38 non-designated archaeological remains and landscapes as being located within the wider 1km study area. Details of these assets can be found in the gazetteer in Appendix 2 and are illustrated in brown on Figure 8.



5.3.2 Historic Structures

On-Site

The Greater Manchester HER records no non-designated historic structures within the boundaries of the PDA.

Off-Site

The Greater Manchester HER records 21 non-designated historic structures as being located within the wider 1km study area. Details of these assets can be found in the gazetteer in Appendix 2 and are illustrated in light blue on Figure 8.

5.4 Historic Landscape

On-Site

The PDA is located almost entirely within an area classified as 'Residential-Villas/Detached Housing' (HGM8411), which is characterised specifically by Bleaklow Hall and also Spring Cottage. A small area in the northern part of the PDA is located within an area classified as 'Enclosed Land- Piecemeal Enclosure' (HGM7825), which is characterised as enclosed agricultural land established prior to 1851. Further details of these HLC types are listed in the gazetteer in Appendix 3 and are depicted on Figure 9.

Off-Site

There are a further 80 HLC units located within the wider 1km study area. Details of these units are listed in the gazetteer in Appendix 3 and are illustrated on Figure 9.

6 SITE WALKOVER

A site walkover was undertaken in overcast conditions on 14th December 2017. The aims of the walkover were to provide an up to date account of the site conditions within the PDA and to identify any of the features noted during the historic map regression. A map has been produced showing the location and direction of each photograph (Figure 10).

The site is bounded to the south-east and south-west by residential dwellings which front Bolton Road, and to the south by Bolton Road itself. The site is further bounded to the north, north-west and north-east by a mixture of drystone wall and wooden fencing, which separates the PDA from adjacent open fields. The northern boundary wall of the PDA contains two monolith blocks, which once formed part of a gated entry into the PDA (ARS1). This entrance has since been blocked off with stone, but it was once likely to have been a single-gate entry, as shown by the hinges present on the western-most stone. A stone doorway was also noted within the centre of the northern boundary wall, which is currently both semi-flooded and blocked off with a timber board (ARS2).

Presently, the site is occupied by one T-shaped structure within the northern part of the site, which has a small yard along the south-western part of the site, and a long patio and associated raised garden and shed to the rear of the dwelling. The site's only access is from a small paved road from Bolton Road, running from the south-eastern corner of the site to the eastern part of the dwelling.



Aerial photographs viewed at the Greater Manchester HER and Google Earth images indicate that up until the early 21st century, the southern, eastern and western parts of the PDA were heavily wooded, and whilst the southern boundary has largely retained a number of trees and shrubs, the remainder of the site has undergone an extensive programme of tree removal, evident in the number of tree stumps and wood shavings present during the site walkover. These photographs also indicate that the main car park for the dwelling was once along the southern lawn of the property and demarcated by a series of white stones. This car park is no longer present, though the white stones were identified stacked near the exterior stairs in the front of the dwelling.

Across the eastern part of the site, remains of earlier structures, as depicted on historic mapping, have been identified. Remains of a brick-built structure (ARS3), first identified on the 1893 OS Map, form the north-western corner of the PDA, and possibly represent the remains of stables/outbuildings. The remains of several outbuildings first depicted on the 1850 OS map and later in more detail on the 1893 OS Map, can also be seen adjacent the northern boundary. These remains include a partial stone foundation wall with seven visible courses, which runs perpendicular of the northern boundary wall (ARS4), several large areas of stone floor pavers, partially overgrown (ARS5), and a row of single-span bricks or stones foundations or partitions (ARS6).

Immediately to the west of the stone-framed doorway, a small area of yellow cobbles/bricks was identified (ARS7), adjacent to a set of stairs leading up to rear garden. The stone stairs are incorporated into a stone wall, which runs perpendicular to the northern boundary wall (ARS8). The stone wall has a number of pipes incorporated into the eastern face of this wall, most likely for drainage, though one appears to have been used for ventilation. It is possible that this wall demarcates the eastern boundary of the structure depicted on the 1842 Tithe Map, though this cannot be confirmed at this stage.

A number of dressed stone blocks were identified across the site, both stacked adjacent the northern boundary wall, and also re-used as a terraced wall for what was once a small landscaped area (ARS9 - ARS11). These stone blocks were likely once a part of the outbuildings demolished in the early 21st century (Figures 11 - 30).

The identification of any additional structural and archaeological remains was hampered by the overgrown nature of the site at the time of the walkover.

7 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

The PDA was once the location of Bleakow Hall (HER 8709.1.0), which has been the name given to a successive series of post-medieval and potentially medieval structures. The present Bleaklow Hall was built by the 1970s, and has little architectural or historical interest. The eastern part of the site is also the location of a number of outbuildings, identified during the site walkover, many of which likely date to the mid-19th century. Whilst the remains of the Bleaklow Hall first depicted on OS maps from 1850 is likely to have been largely destroyed by the construction of the current Bleaklow Hall, there is the low-medium potential that remains of the pre-1850s Bleaklow Hall, as depicted on the 1842 Tithe Map, may survive below the rear garden of the house. Should such remains be present, they will



likely be of local significance, due to the *evidential, illustrative historical* and *architectural* value that they could possess.

8 ASSESSMENT OF POTENTIAL IMPACTS

Potential direct physical impacts to heritage assets during the construction phase include the following:

- ♦ Removal or truncation of heritage assets during ground works, site clearance and construction (e.g. removal of extant buildings and hardstanding, erection of fencing, traffic movement, topsoil stripping).
- ♦ Damage to buried archaeological remains due to rutting from construction traffic movement.
- ♦ Other groundworks associated with the construction of new residences, such as foundation and service trenches, which have the potential to damage or destroy below ground feature or deposits of cultural heritage value, should they be present.

The proposed development plans for the PDA indicate that the T-shaped dwelling within the PDA is to be demolished, and give residential dwellings are to be built across the PDA (Figure 31). This proposed construction will result in the disturbance of a number of the visible structural remains identified during the site walkover and will likely disturb buried archaeological remains associated with at least one of the Bleaklow Hall structures and a number of its associated outbuildings. Whilst the level of demolition of the 1842 depiction of Bleaklow Hall is unknown, it is possible that the rear garden retaining wall may represent the former eastern extent of this structure, and remains may survive within and below the raised rear garden of the complex.

9 RECOMMENDATIONS AND CONCLUSIONS

It is recommended that prior to any groundworks being carried out on site, the vegetation across the site is cut back and a photographic survey of both the identified 19th century structural remains and any potentially hidden remains across the site be carried out. It is also recommended that a phase of targeted trenching be carried out across the site to assess the survival of any below-ground archaeological remains that may be present within the boundaries of the proposed development area. Depending upon the results of the archaeological trenching, it may be appropriate to carry out archaeological excavation to further record any significant surviving archaeological remains as part of a mitigation strategy prior to commencement of any development work.

10 STATEMENTS AND ACKNOWLEDGEMENTS

10.1 Archive Deposition

One bound copy of the final report with an attached digital PDF/A copy on disc will be deposited with the Greater Manchester Historic Environment Record (HER). The disc will



also include a digital archive, consisting of relevant ESRI shapefiles or CAD files, for use of updating the HER database.

10.2 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

10.3 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

10.4 Acknowledgements

Archaeological Research Services Ltd would like thank Hannah Payne of Indigo Planning for commissioning this work on behalf of Mr Jeremy Buckley of Bleaklow Hall and for arranging access to the site for the walkover; Norman Redhead, Heritage Management Director (Archaeology), and Lesley Dunkley, Historic Environment Record Officer, of GMAAS for providing the scope of work for this project and providing all HER datasets reproduced within this report; and Nichola Walshaw of the Bury Archive for granting permission for the reproduction of several of the historic mapping reproduced within this assessment.



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APPENDIX 1: GAZETTEER OF DESIGNATED HERITAGE ASSETS

DESIGNATED ARCHAEOLOGICAL REMAINS

NHLE ID	HER ID	Description
1067283	9493.1.0	Nos 4 and 5 Croichley Fold Cottages <i>Grade II</i> Probably largely 16 th century, mentioned in 17 th century texts. Farmhouse, now 2 dwellings. Large crucks interior of buildings.
1163740	9472.1.0	Former Farmhouse on southwest Side of Yard at Hollingrove Farm <i>Grade II</i> Probably late 17 th century. Disused as dwelling.
1164006	9498.1.0	Three Gates <i>Grade II</i> 17 th century, altered.
1356813	9472.1.1	Barn with cruck frames on south side of yard at Hollingrove Farm <i>Grade II</i> 16 th (or probably 17 th century, with two large, irregular crucks, supporting stone slab roof. Barn may have been in part used as a dwelling until the farm-house was built in 17 th century.



APPENDIX 2: GAZETTEER OF NON-DESIGNATED HERITAGE ASSETS

NON-DESIGNATED ARCHAEOLOGICAL REMAINS AND LANDSCAPES

HER ID	Description
3937.1.0	Bleaklow Mill (site of) Remains of a cotton mill built in 1850. Site has been redeveloped for residential purposes.
3944.2.0	Water Management Feature (Redisher Bleach Works?) Large reservoir, largely silted up, with retaining walls to a height of 2.0m. Sluice-gate housing <i>in-situ</i> .
3968.1.0	Sunken Lane to south of Simons Farm Holloway, about 4m wide, appears on 1786 map.
3970.1.0	Gibraltar (site of) Two rectangular structures shown on 1842 tithe map, site now vacant.
3971.1.0	Spenleach (formerly Lower Spendleach) (site of) Appears on 1786 map as L-shaped structure and two rectangular structures. Site now vacant.
3972.1.0	Higher Spendleach Farm (site of) Appears on 1786 map. Site vacant on 1894 map.
8691.1.0	Whippalon Hill Roughly circular mound, possibly glacial, possibly a hill mound/tumulus associated with 'Wippa.'
8692.1.0	Dodd Lee Lozenge-shaped mound, possibly with outer earthwork. Appears to be accompanied by mound to the south. May be glacial.
8693.1.0	Low Hill Name probably comes from the hill rather than a barrow. Possible burial site.
8696.1.0	Croich Old Welsh Cruc for 'hill/barrow'.
8709.1.0	Bleaklow Hall (site of)
8711.1.0	Lower Brookbottom (site of) Two rectangular buildings on 1797 map. Demolished by mid-20 th century.
8716.1.0	Hawkshaw Common Common land mentioned in court rolls in 1526 and 1530. Enclosed in 17 th century.
8718.1.0	Two Brooks Mill (site of) Built between 1780-94. Now only a square chimney remains.
8718.1.1	Weir of Hawkshaw Brook Weir, first shown on 1930 map, but possibly 19 th century in origin. Probably associated with Two Brooks Bleachworks.
8719.1.0	Bottoms Mill (site of) Built late 18 th century and shown on maps until site vacant by 1938.



HER ID	Description
8727.1.0	Two Brooks Lane, Part of Hawkshaw Lane Part of Hawkshaw Lane before cut by Turnpike between 1797 and 1799.
8733.1.0	Whipney Lane Mentioned in 1622 as Whippalow Lane.
8733.1.1	Spenleach Lane Part of Whipney Lane, cut by Turnpile Road in 1797, creating this as a separate lane to the north.
8734.1.0	Road Through Brick Barn First shown on Yate map, probably laid out in 17 th century.
8754.1.0	Hollymount Village (Stone Head) Human head carved in full relief, moved from position in 1993 and set above rear doorway in new position. Has been sandblasted with the rest of redeveloped buildings.
8781.1.0	Buckley Fold Colliery (site of) Mid-19 th century colliery. Site vacant by 1889 maps.
8783.1.0	Lower Holhouse (site of) Shown on 1797 map on south side of stream, possibly an early medieval site.
8783.2.0	Lower Holhouse (site of) Shown on 1838 map, likely the barn mentioned in the tithe survey.
8783.3.0	Lower Holhouse (site of) Shown on 1797 map, and likely one of cottages referred to in 1794.
9040.1.0	Pillar Croft (Stone Head) Almond eyes without 'spectacles'. Set into the corner of a 'pillar' of the garden wall at Pillar Croft.
9040.1.1	Pillar Croft (Stone Head) Almond-shaped 'spectacle' eyes, top of head not visible as the head is set in the 'pillar' of the garden will. Possibly with 'Death's Head' lips which are drawn up.
9040.1.2	Pillar Croft (Stone Head) (Horse's Head) Lentoid-shaped eyes. Set in wall in back garden.
9040.1.3	Pillar Croft (Stone Head) Simple stone carved head with lentoid eyes. Set in wall within 'Pillar Croft' next to horse's head.
9043.1.0	Mount Pleasant (Stone Head) Rather worn head from same mason or workshop as the two set in the wall. Head is set in low internal garden wall.
10058.1.0	Old Hoyles Farm (site of) 1850 map shows one building. Vacant by the 1910 maps.
10060.1.0	Ridge and Furrow Area of straight, narrow ridge and furrow running NE-SE. Possibly part of Old Hoyles farmstead.
10063.1.0	Brick Kiln (site of)



HER ID	Description
	Shown on 1797 Bolton map as one rectangular building. Not shown on 1890's and later maps.
10079.1.0	Quarltan Colliery (site of) Shown as complex of industrial buildings near sandstone quarry. Now out of use.
10082.1.0	Lower Ridge Farm (site of) Shown on 1 st OS edition, site now ruinous rectangular stone building.
10083.1.0	Loe Bridge Shown on 1 st edition OS, and still named on 2006 mapping.
11209.1.0	Bottoms (site of) Site of Bottoms Mill? Shown on 1848 map but not on later edition.
11210.1.0	Walves Bridge Small stone bridge, single arch, of mid-late 19 th century construction.
11222.1.0	Trackway and Footbridge Small decayed footbridge across Kirklees Brook, serving a trackway.

NON-DESIGNATED HISTORIC STRUCTURES

HER ID	Description
3936.1.0	Crown Mill (formerly Kenyon's Mill) Built by Brooks, Worral & Co. by 1884. All ancillary buildings demolished with remaining building converted into housing.
3969.1.0	Dandy Hall Former farmstead, shown on 1842 tithe map.
8699.1.0	New Hoyles Farm Probably dates from the 17 th century and part of an area enclosed in the early 17 th century from either Hawkshaw Common or Hoyles Moor.
8700.1.0	Croichley Fold Farm (formerly Croichlow Fold) Listed in 1324 court rolls. Possibly part of oval enclosed vaccary settlement group in early middle ages. Placename derives from Old Welsh and Old English. Site currently has 17 th -20 th century date.
8701.1.0	Higher Buckley Fold, Building 2 First shown on 1889 OS Map, though east gable looks late 17 th /early 18 th century.
8701.1.1	Higher Buckley Fold, Building 3 First shown on map of 1806, datestone in E-gable has date of 1679.
8701.1.2	Higher Buckley Fold, Barn Threshing barn or 19 th century, possibly earlier.
8708.1.0	Loe Bank Farm House Farmstead, still in use. First mentioned in 1324 court rolls, though building likely dates to 19 th century.



HER ID	Description
10001.1.0	Bottoms Hall Farm (Bottoms Hall) Farmstead, likely dating to the 18 th century.
10062.1.0	Loe Farm (formerly Loe House) House, still in use. Likely dates to 18 th century.
10064.1.0	Methodist Chapel and Sunday School Built in late 19 th century, built in an H-footprint. Sunday school added in early 20 th century.
10065.1.0	Bramley Fold Farm (formerly Bromileys) Former farmstead, converted into a dwelling. Dates to 18 th century.
10066.1.0	Tonge Fold (formerly Tong Fold; formerly Oliver Fold) Likely built in 17 th century, though many buildings currently date to 18 th century.
10078.1.0	Finny Cote One building with a well close by, shown on 19 th century maps.
10080.1.0	Higher House Farm Shown on 1797 map as two separate buildings. Likely built in 18 th century.
10081.1.0	Loe Farm Cottage (formerly Loe Barn) Small farmstead, now converted into residential use. Shown on 19 th century maps.
15649.1.0	400 Bolton Road Possibly first shown on 1850 OS map.
15649.2.0	70 & 72 Ramsbottom Road Two cottages, built in 19 th century.
15651.1.0	Mill Chimney, Two Brooks Lane Described in 1794 Survey as 'one engine building with cottage'. While buildings are gone, chimney survives along with various parts of the water management system.
15655.1.0	St Marys Church, Hawkshaw Church first depicted on 1893 OS Map, with grave yard noted on 1929 OS Map.
15661.1.0	Bishops Lodge (former vicarage) Residence of Bishop of Bolton, built in 19 th century.



APPENDIX 3: GAZETTEER OF HLC TYPES

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM7817	Military	Military Training Ground	Enclosed Land	Holcombe Rifle Ranges, Holcombe Moor
HGM7823	Enclosed Land	Piecemeal Enclosure	-	Land Around Hawkshaw Farm, North of Hawkshaw Village
HGM7825	Enclosed Land	Piecemeal Enclosure	-	Land Around Tonge Fold Farm, North of Hawkshaw Village
HGM7828	Enclosed Land	Agglomerated fields	Enclosed Land	Land Around Higher House Farm, North of Hawkshaw Village
HGM7831	Enclosed Land	Piecemeal Enclosure	-	Land Around Dandy Hall, Northwest of Hawkshaw Village
HGM7833	Enclosed Land	Piecemeal Enclosure	-	Land Around Loe Farm, North Greenmount
HGM7836	Water Bodies	Reservoir	Woodland	North of Hollingrove Cottage, Ramsbottom
HGM7839	Woodland	Clough	-	Hawkshaw Wood, North of Hawkshaw
HGM7854	Woodland	Regenerated Scrub/ Woodland	Enclosed Land	Land Below Bank Top Farm, Holcombe, Ramsbottom
HGM7873	Residential	Farm Complex	-	Higher House, Hawkshaw Lane, Hawkshaw
HGM7874	Residential	Farm Complex	-	Finny Cote, Hawkshaw Lane, Hawkshaw
HGM7875	Residential	Farm Complex	-	New Hoyles, Hawkshaw Lane, Hawkshaw
HGM7876	Residential	Fold	-	Tonge Fold, Hawkshaw Lane, North of Hawkshaw, Bury
HGM7877	Residential	Farm Complex	-	Bramley Fold Farm, Hawkshaw Lane, North of Hawkshaw
HGM7880	Residential	Farm Complex	-	Simons Farm, Holcombe Moor, North of Hawkshaw
HGM7881	Residential	Farm Complex	-	Dandy Hall, Holcombe Moor, North of Hawkshaw, Bury
HGM7883	Residential	Farm Complex	-	Hollingrove Farm and Cottages, Holcombe Moor, North of Hawkshaw
HGM7885	Residential	Farm Complex	-	Loe Farm, Holcombe Moor, Ramsbottom
HGM7888	Residential	Farm Complex	Residential	Loe Bank, Bolton Road, Ramsbottom
HGM7889	Residential	Farm Complex	-	Higher and Lower Redisher Farm, Redisher Lane, Ramsbottom
HGM8349	Residential	Private Housing Development	Enclosed Land	Around the Junction of Bolton Road and Bolton Road West, Holcombe Brook
HGM8362	Woodland	Semi-Natural Woodland	-	Holhouse Lane, Greenmount
HGM8363	Woodland	Semi-Natural	-	Bottoms Hall Farm, North East of



HLC ID	Broad Type	HLC Primary type	Previous Type	Details
		Woodland		Turton Road, Greenmount
HGM8364	Woodland	Semi-Natural Woodland	-	North of Ramsbottom Road, Tunnel Mouth, Hawkshaw
HGM8365	Woodland	Semi-Natural Woodland	-	South of Walves Bridge, Hawkshaw
HGM8366	Woodland	Regenerated Scrub/ Woodland	Industrial	Two Brooks Lane, Hawkshaw
HGM8367	Water Bodies	Reservoir	-	West of Two Brooks Lane, Hawkshaw, Bury
HGM8370	Woodland	Semi-Natural Woodland	-	East of Higher Barn Farm, Turton Road, Hawkshaw
HGM8371	Enclosed Land	Piecemeal Enclosure	-	Around Higher Barns Farm, East of Turton Road, Hawkshaw
HGM8374	Enclosed Land	Piecemeal Enclosure	-	Around Bottoms Hall Farm, Hawkshaw, Bury
HGM8376	Enclosed Land	Piecemeal Enclosure	-	South of Bolton Road, Hawkshaw
HGM8378	Enclosed Land	Piecemeal Enclosure	-	Around Ferns and Old Kays, Turton Road
HGM8379	Enclosed Land	Surveyed Enclosure (Parliamentary/ Private)	-	Around Meadowbank Farm and Tom Nook Farm, Affetside, Tottington
HGM8382	Ornamental, Parkland and Recreational	Golf Course	Enclosed Land	Greenmount Golf Course, Greenmount
HGM8385	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Enclosed Land	Recreation Ground and Tennis Courts, Two Brooks Lane, Hawkshaw
HGM8386	Residential	Historic Settlement Core	-	219 to 273 (odd) and various numbers between 324 and 400 Bolton Road, Hawkshaw
HGM8388	Institutional	Religious (Worship)	Enclosed Land	St Mary's Church, Vicarage and Primary School, Bolton Road, Hawkshaw
HGM8389	Residential	Terraced Housing	Enclosed Land	200 to 264 (even) Bolton Road, Hawkshaw, Bury
HGM8391	Residential	Terraced Housing	-	60 to 86 (even), 100 to 118 (even) and Old Oak Cottages, Bolton Road, Hawkshaw
HGM8393	Residential	Conversions	Industrial; Enclosed Land	Bleaklow Cotton Mill, Bolton Road, Hawkshaw
HGM8397	Residential	Private Housing Development	Residential; Enclosed Land	Croich Green and Troutbeck Close, Hawkshaw
HGM8398	Residential	Private Housing Development	Enclosed Land	Around Hakshaw Close and Quarlton Drive, Hawkshaw
HGM8400	Residential	Private Housing Development	Enclosed Land	Around Moor Way, Greenside Close and Bolton Road, Hawkshaw
HGM8401	Residential	Private Housing Development	Enclosed Land	Green Close, Hawkshaw



HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM8402	Enclosed Land	Piecemeal Enclosure	-	North of Bolton Road, Tunnel Mouth, Hawkshaw
HGM8404	Residential	Vernacular Cottages	-	Tunnel Mouth, Ramsbottom Road, Hawkshaw
HGM8405	Residential	Farm Complex	-	Bank House, North of Bolton Road, Hawkshaw
HGM8406	Residential	Farm Complex	Enclosed Land	Tongfold Farm, Hawkshaw Lane, Hawkshaw
HGM8407	Residential	Farm Complex	-	Kenyons Farm, North of Bolton Road, Hawkshaw
HGM8408	Residential	Conversions	Industrial; Residential	Crown Mews, North of Bolton Road, Hawkshaw
HGM8411	Residential	Villas/ Detached Housing	Residential	Bleaklow Hall, Bolton Road, Hawkshaw
HGM8412	Residential	Vernacular Cottages	-	188 to 198 (even) Bolton Road, Hawkshaw
HGM8413	Residential	Farm Complex	Industrial	Brick Kiln Farm, Bolton Road, Hawkshaw
HGM8414	Residential	Vernacular Cottages	-	144 to 146 and 49 to 51, Bolton Road, Hawkshaw
HGM8420	Residential	Vernacular Cottages	-	Sunny Top, South of Bolton Road, Hawkshaw
HGM8421	Residential	Fold	-	Croichley Fold, South of Hawkshaw
HGM8423	Residential	Farm Complex	-	Top o' th' Brow, South of Hawkshaw
HGM8424	Residential	Vernacular Cottages	-	Meadowhead, Two Brooks Lane, Hawkshaw
HGM8425	Water Bodies	Reservoir	Enclosed Land	Two Brooks Lane, Hawkshaw
HGM8429	Residential	Farm Complex	-	Fletchers, Turton Road, Hawkshaw
HGM8430	Residential	Farm Complex	-	Whittles, Turton Road, Hawkshaw
HGM8431	Residential	Farm Complex	-	Higher Barn, Turton Road, Hawkshaw
HGM8437	Residential	Farm Complex	-	Three Gates, Turton Road, Affetside
HGM8438	Residential	Vernacular Cottages	-	320 to 324 (even), Turton Road, Affetside
HGM8439	Residential	Farm Complex	Residential; Enclosed Land	Holcombe Villa Farm, Turton Road, Affetside
HGM8442	Residential	Farm Complex	-	Spring Bank Farm and Buckley Close Farm, Turton Road, Affetside
HGM8443	Residential	Farm Complex	-	Burnt House Farm, Turton Road, Affetside
HGM8445	Residential	Farm Complex	-	Bottoms Hall Farm, Turton Road, Hawkshaw
HGM8446	Residential	Terraced Housing	Industrial	Bottoms Mill, Turton Road, Hawkshaw
HGM8447	Residential	Farm Complex	-	Numbers 318 to 322 (even) and Old Bales, Turton Road, Affetside



HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM8492	Residential	Conversions	Residential	Holly Mount Lane, Greenmount
HGM8496	Institutional	School	Enclosed Land	Holly Mount RC Primary School, Holly Mount Lane, Geenmount
HGM8497	Institutional	Cemetery	Enclosed Land	Burial Ground, South of Holly Mount Lane, Greenmount
HGM8498	Residential	Private Housing Development	Institutional; Enclosed Land	Chapel Gardens, Holly Mount Lane, Green Mount
HGM8502	Residential	Conversions	Residential	The Manor House and The Court Yard, Holly Mount Lane
HGM8507	Residential	Farm Complex	-	Greenhalgh Fold, Green Mount
HGM8508	Residential	Vernacular Cottages	-	2 to 6 Whipney Lane, Green Mount
HGM8509	Residential	Farm Complex	-	Brick Barn, Holly Mount
HGM8511	Residential	Villas/ Detached Housing	Enclosed Land	Holly Villa, Holly Mount
HGM54609	Residential	Vernacular Cottages	-	60 to 84 (even) Ramsbottom Road
HGM54610	Residential	Terraced Housing	Residential; Woodland	'The Gardens': 71 to 77 (even) Ramsbottom Road
HGM54611	Commercial	Public House	-	Red Lion Hotel, Ramsbottom Road



APPENDIX 4: CENSUS RECORDS

Year	Address	Name and Surname	Relation to Head of Family	Occupation
1841	Bleak Low	John Dearden Peter Dearden Mary Dearden Ellen Dearden Peter Dearden Elizabeth Over	-	Farmer Independent - F.S. - -
	Bleak Low	John Barlow Ann Barlow Mary Brooks	-	-
1851	Bleaklow	Lawrence Wood Fletcher Margaret Fletcher Mary Fletcher Alice Fletcher Margaret Fletcher Emma Fletcher Rosanna Roper Ellen Spencer	Head Wife Daughter Daughter Daughter Son Visitor Servant	Cotton Manufacturer - Scholar Scholar Scholar Scholar Retired Grover General Servant
	Bleaklow	Peter Lomax Ann Lomax Richard Hutchinson Betty Hutchinson	Head Daughter Son in Law Daughter	Hand Loom Weaver Cotton Hand Loom Weaver Cotton Hand Loom Weaver Cotton Hand Loom Weaver Cotton
	Bleaklow	James Bromiley Eve Bromiley William Bromiley James Smith	Head Wife Father Lodger	Hand Loom Weaver Cotton - Hand Loom Weaver Cotton Book Keeper
1861	Bleaklow	Lawrence W Fletcher Margaret Alice Margaret Emma William Thomas Reuben Melbourn	Head Wife Daughter Daughter Daughter Son Servant	Cotton Spinner & Manufacturer (Employing 25 Men, 8 Boys & 7 Females)



Year	Address	Name and Surname	Relation to Head of Family	Occupation
	Bleaklow	Phoebe Melbourn	Servant	
		Edmund Fletcher	Nephew	
1871	Bleacklow	Jeremiah Harris	Head	Manager Cotton Mill
		Ellen Harris	Wife	
		Tomasina?	Daughter	
	Bleacklow	Richard Singleton	Head	Farmers Laborer
		Elizabeth Singleton	Wife	Farmers Wife
		John Singleton	Son	-
	Bleacklow	Charles Webb	Head	Manager of a Cotton Mill
		Martha Cheetham Webb	Wife	-
		William Howard Webb	Son	Scholar
		Hannah Webb	Daughter	Scholar
		Martha Cheetham Langson	Aunt	Annuitant
1881	Bleacklow	William Whittaker	Boarder	Schoolmaster
		Lawrence Wood Fletcher	Head	Cotton Spinner Manufacturer
		Margaret Fletcher	Wife	Manufacturers Wife
	Bleacklow	Alice Fletcher	Daughter	Manufacturers Daughter
		Emma Little	Daughter	Officers Wife
		William Little	Son in Law	Colonel Late Depot Battalion
		Ada Margaret Little	Granddaughter	Colonels Daughter
		Charlotte Gooze	Servant	Domestic Servant
		Fanny Gooze	Servant	Domestic Servant
	Bolton Road, Bleaklow	Margaret Fletcher	Head	Farmer 12 Acres
		Alice Fletcher	Daughter	-
		Sarah A Diggle	Servant	Cook (domestic)
1881	Bolton Road, Bleaklow	Mary Annie Augusta Mills	Servant	Housemaid (domestic)
		Adam Lomax	Head	Cotton Corder
		Louisa Lomax	Wife	Cotton Corder's Wife
	Bolton Road, Bleaklow	Thomas Brooks	Head	Cotton Mule Spinner
		Mary Brooks	Wife	Cotton Mule Spinner's wife
		Louisa Brooks	Daughter	-
	Bolton Road, Bleaklow	Thomas Elijah Sawyer	Head	Farm Labourer
		Jane Sawyer	Wife	Farm Wife
		Margaret E. Sawyer	Daughter	Scholar

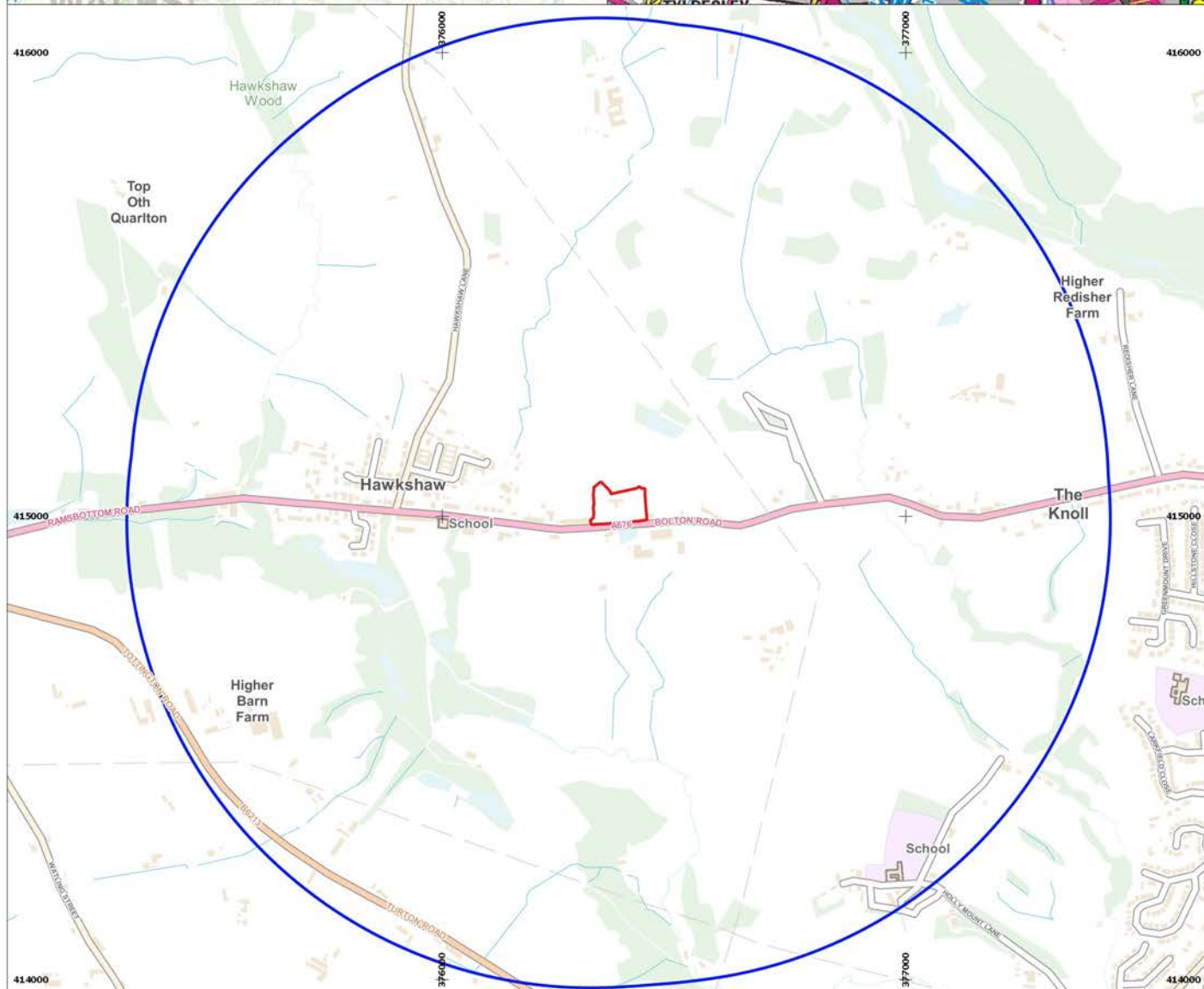
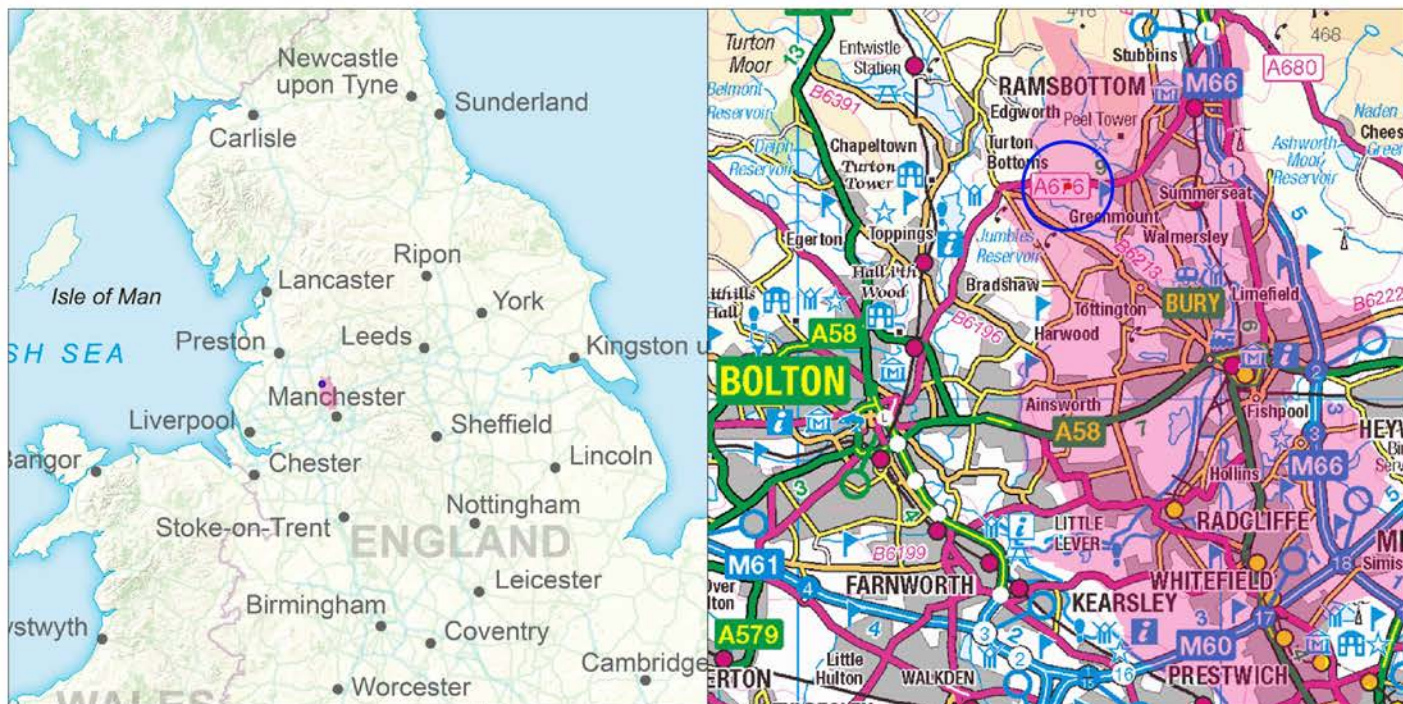


Year	Address	Name and Surname	Relation to Head of Family	Occupation
		Thomas E. Sawyer	Son	Scholar
		Jane A. Sawyer	Daughter	Scholar
		Sarah A. Sawyer	Daughter	Scholar
		Emma Sawyer	Daughter	-



APPENDIX 5: FIGURES





Site name: Bleaklow Hall, Hawkshaw
 Date: January 2018
 Drawn by: MB
 Scale: Varies

**Figure 1:
Site location**



Archaeological Research Services Ltd

Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB



Tel: 01629 814540

www.archaeologicalresearchservices.com

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Site Boundary 1km Study Area Bury District



Figure 2: Celtic stone head mounted outside at Pillar Croft (HER 9040.1.0).



Figure 3: Celtic stone head mounted outside at Pillar Croft (HER 9040.1.1).



Site name: Bleaklow Hall, Hawkshaw
 Date: January 2018
 Drawn by: MB
 Scale: Varies

Figure 4: William Yate's 1786 Map of Lancashire



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Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB



Tel: 0114 2750140

www.archaeologicalresearchservices.com

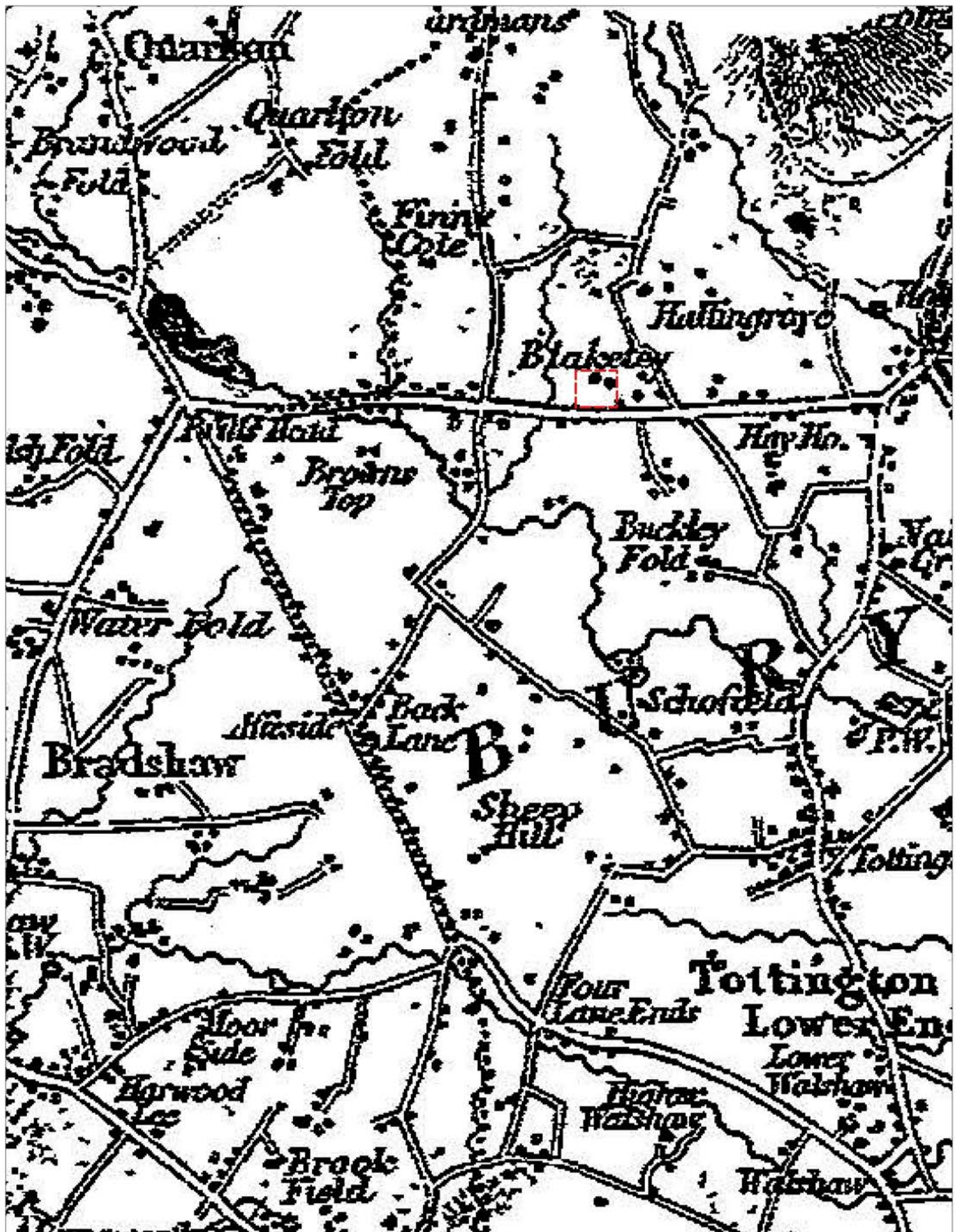
This drawing: © ARS Ltd

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 Bury Archives



Approximate Site Location





Site name: Bleaklow Hall, Hawkshaw
 Date: January 2018
 Drawn by: MB
 Scale: Varies

Figure 6: Hennett's 1830 Map of Lancashire



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 Approximate Site Location

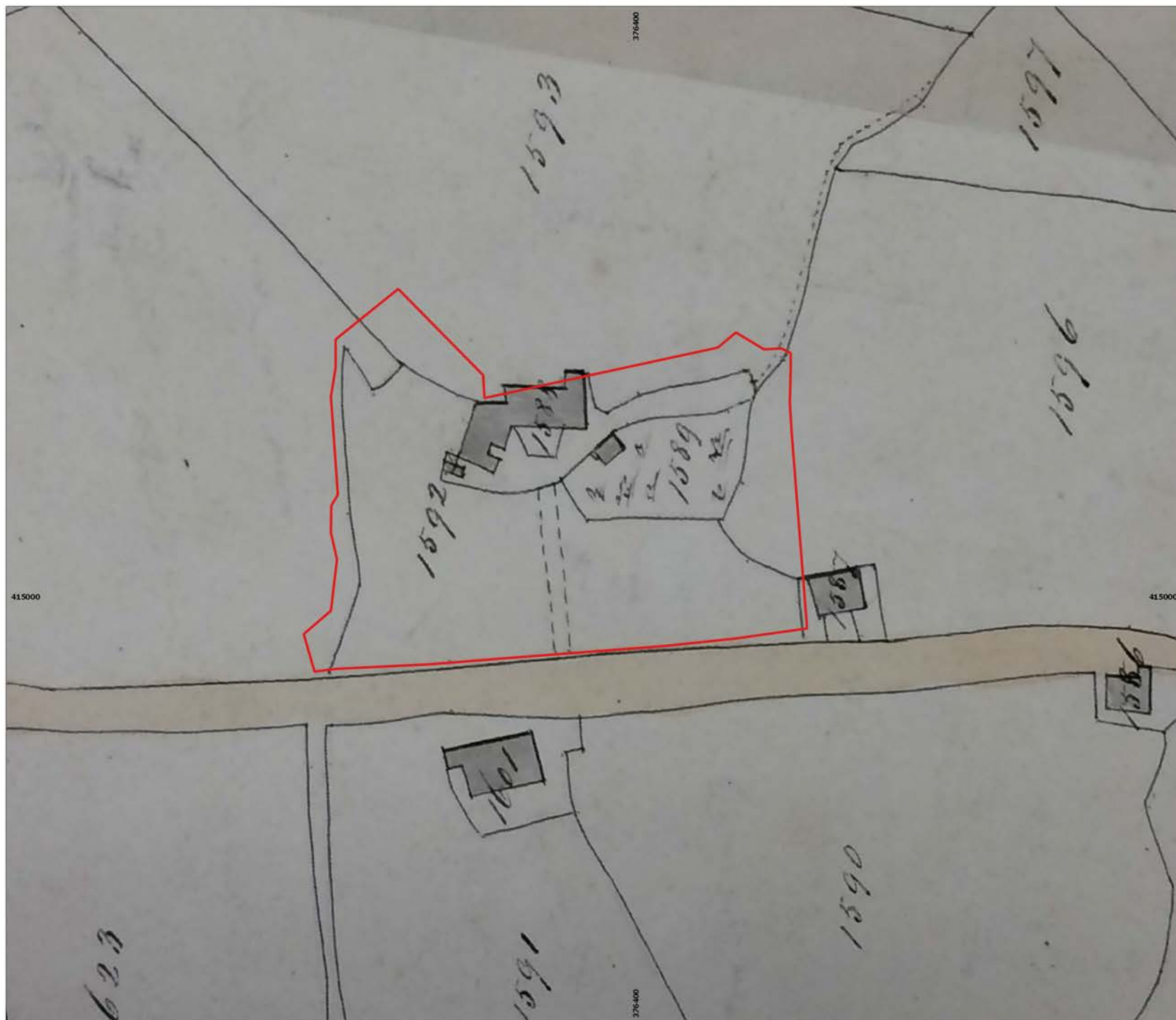


Figure 7: 1842 Tottington Lower End Tithe Map

 Site Boundary



Site name: Bleaklow Hall, Hawkshaw
Date: December 2017
Drawn by: MB
Scale: 1:1300 @ A4

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DE45 1HB

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The coat of arms of the City of Derby is a shield divided into four quarters. The quarters contain a red cross on a white background, a red lion on a white background, a red cross on a white background, and a red lion on a white background. The shield is surrounded by a wreath of red and white flowers. Below the shield is a scroll with the motto 'PRIS PILLO' in Latin.

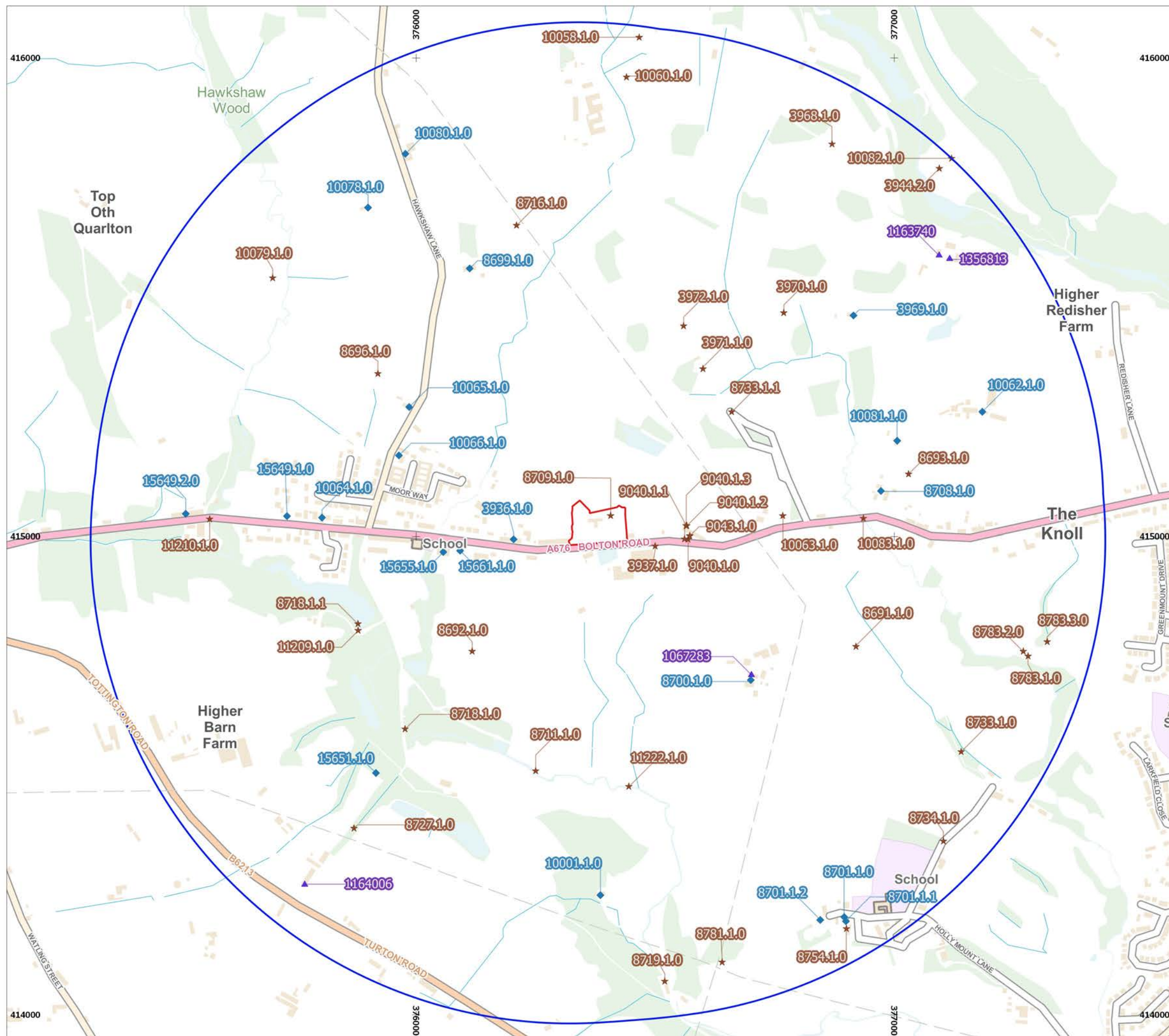


Figure 8: Designated and Non-Designated Heritage Assets

- Site Boundary
- 1km Study Area

Designated Heritage Assets

- ▲ Grade II Listed Buildings

Non-Designated Heritage Assets

- ★ Archaeological Remains (points)
- ◆ Historic Structures (points)

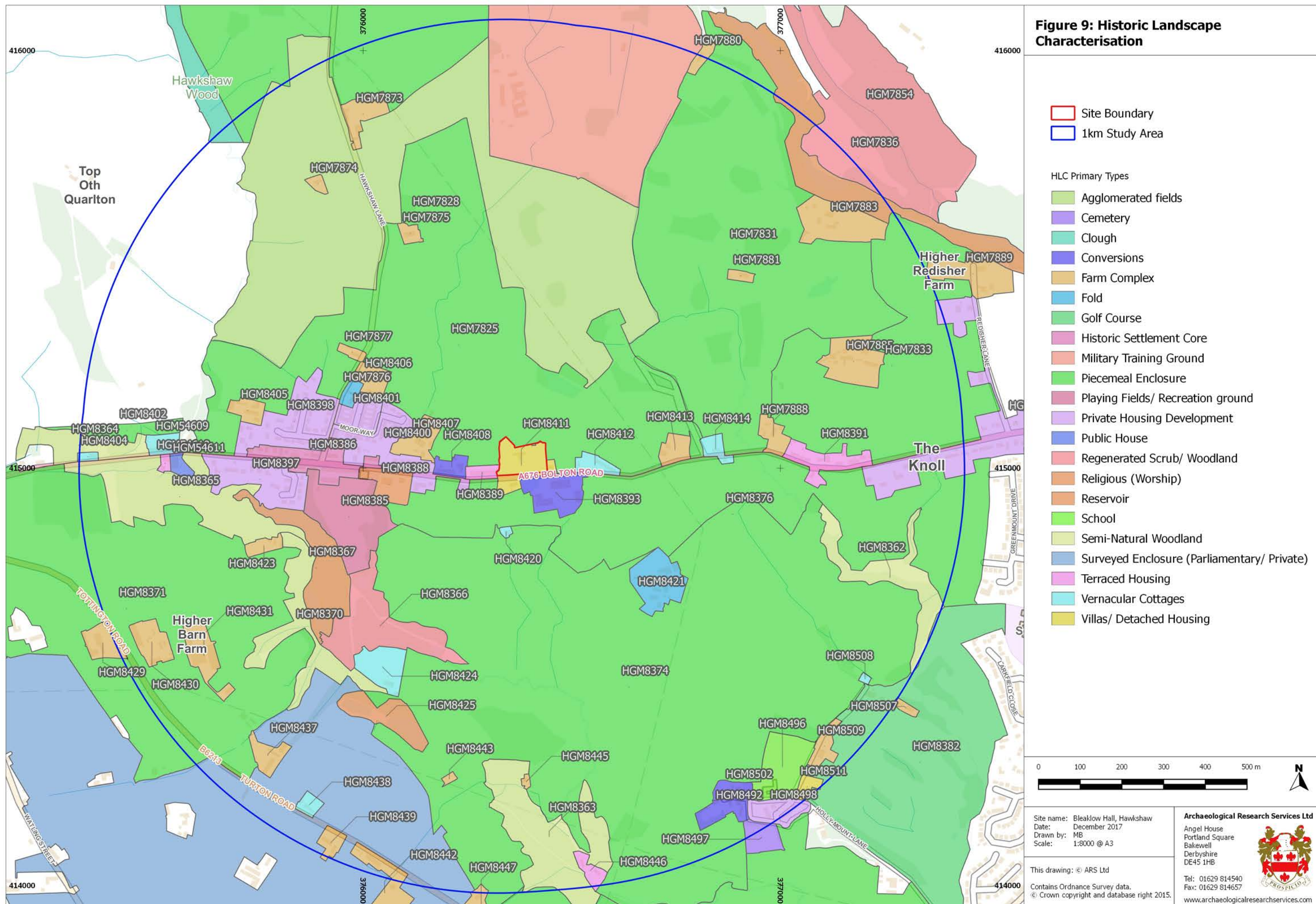


Site name: Bleaklow Hall, Hawkshaw
 Date: December 2017
 Drawn by: MB
 Scale: 1:8000 @ A3

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Archaeological Research Services Ltd
 Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB
 Tel: 01629 814540
 Fax: 01629 814657
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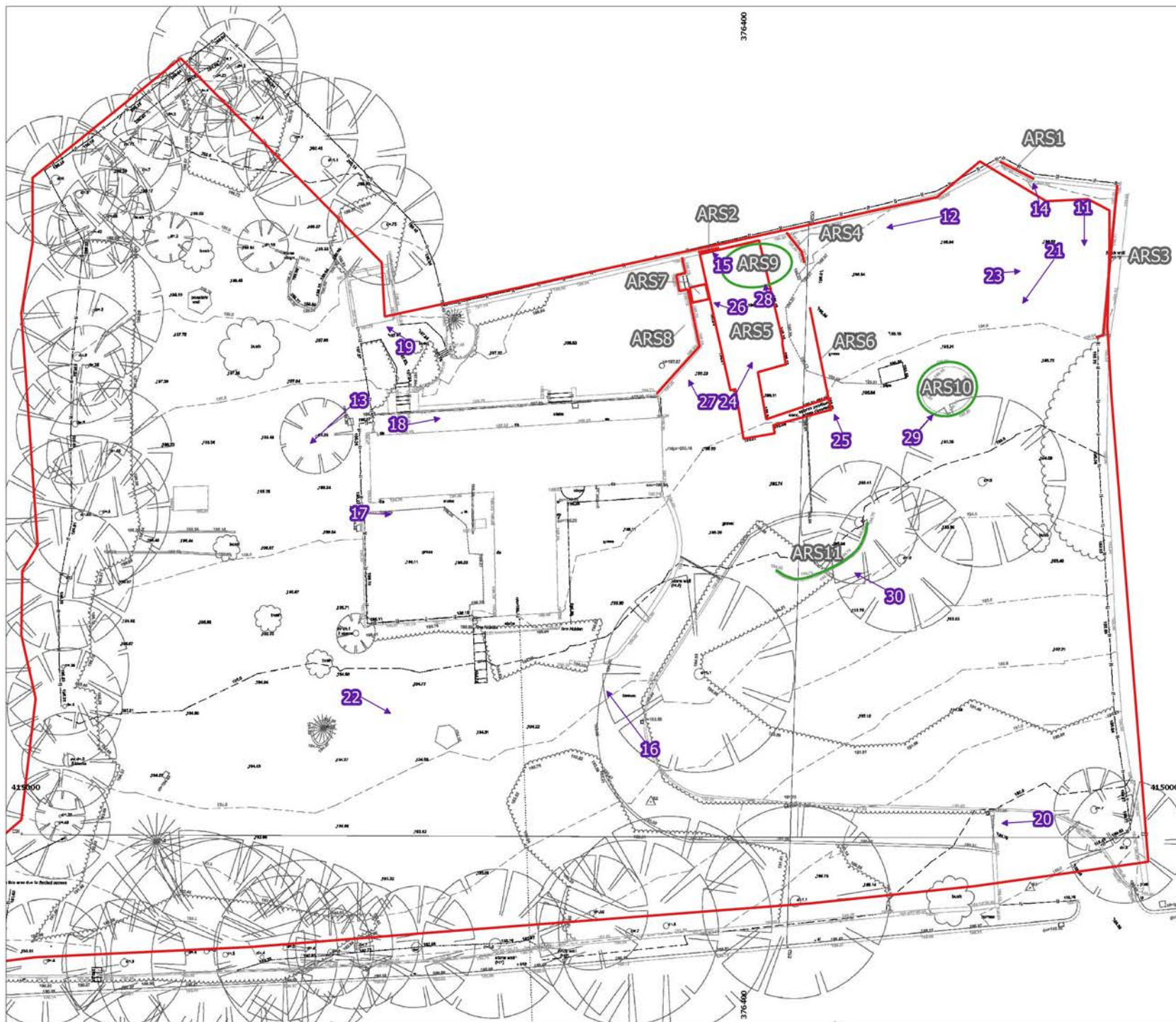


Figure 10: Current site plan showing site walkover photo points and identified remains

12 Site Photographs

Heritage Assets

- Identified Remains (ARS1-8)
- Areas of re-used stones (ARS9-11)

0 5 10 15 20 m



Site name: Bleaklow Hall, Hawkshaw
 Date: December 2017
 Drawn by: MB
 Scale: 1:550 @ A4

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Figure 11: View south of the eastern boundary of the PDA.



Figure 12: View west along the northern boundary of the PDA.



Figure 13: View west towards the southern western corner of the PDA.



Figure 14: The site of a former gated entrance within the northern boundary wall (ARS1).



Figure 15: The flooded and boarded stone doorway within the northern boundary wall (ARS2).



Figure 16: T-shaped dwelling within the northern part of the PDA.



Figure 17: Small yard along the south-western part of the swelling.



Figure 18: Raised garden and associated patio at the rear of the dwelling.



Figure 19: Small timber shed at the rear of the dwelling.



Figure 20: Gated entrance to property.



Figure 21: View south-west across yard showing locations of tree stumps and areas of wood shavings.



Figure 22: View east across the front lawn showing the former location of the car park. The pile of stones is indicated in red.



Figure 23: View east of the remains of a brick outbuilding in the north-eastern corner of the site (ARS3).



Figure 24: View north of the partial stone wall (red arrow; ARS4), and one of the areas of stone pavers (blue arrow; ARS5).



Figure 25: View north of a line of bricks (ARS6), as indicated by an adjacent orange line.



Figure 26: View north-west of an area of yellow cobbles/bricks (ARS7), indicated by a purple arrow.



Figure 27: View north-west of the face of the rear garden retaining wall (ARS8). Areas of pipes are noted by red arrows.



Figure 28: Area of disused dressed stone blocks (ARS9), likely from a demolished outbuilding.



Figure 29: Circular area of re-used stone (ARS10).



Figure 30: Dressed stones which have been partially re-used as garden terracing (ARS11).

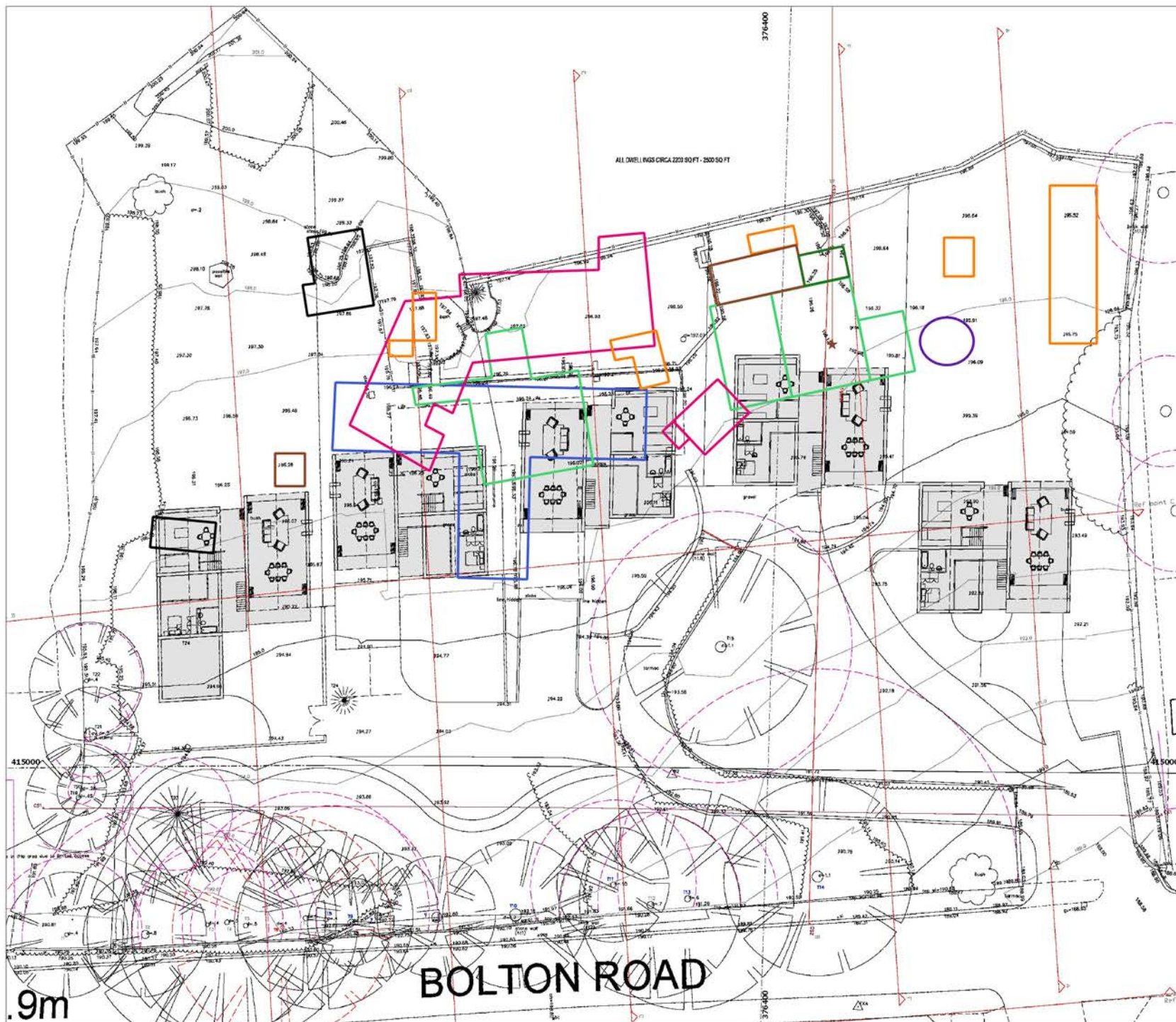


Figure 31: Historic structures overlaid on proposed development plan

Map structure first appears on

- 1842 Lower Tottington Tithe
- 1850 Ordnance Survey
- 1893 Ordnance Survey
- 1910 Ordnance Survey
- 1929 Ordnance Survey
- 1938 Ordnance Survey
- 1976 Ordnance Survey
- 21st century



Site name: Bleaklow Hall, Hawkshaw
 Date: December 2017
 Drawn by: MB
 Scale: 1:550 @ A4

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APPENDIX 6: GROUNDSURE 1:2500 HISTORIC MAPPING REPORT



Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



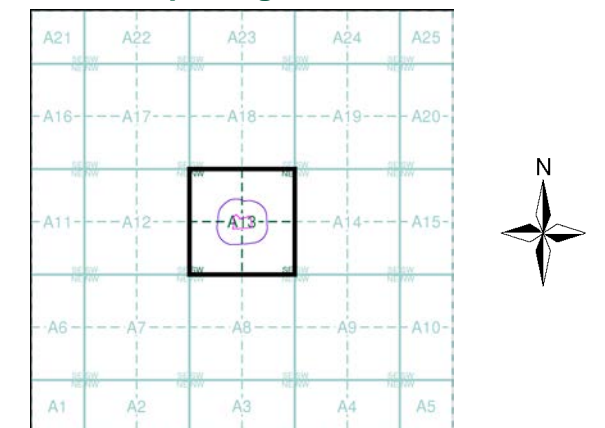
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1910	3
Lancashire And Furness	1:2,500	1929	4
Lancashire And Furness	1:2,500	1938	5
Ordnance Survey Plan	1:2,500	1964	6
Ordnance Survey Plan	1:2,500	1971 - 1976	7
Large-Scale National Grid Data	1:2,500	1992	8
Large-Scale National Grid Data	1:2,500	1993	9
Historical Aerial Photography	1:2,500	2001	10

Historical Map - Segment A13



Order Details

Order Number: 147076822_1_1
Customer Ref: 42154
National Grid Reference: 376380, 415020
Slice: A
Site Area (Ha): 0.83
Search Buffer (m): 100

Site Details

Bleaklow Hall, Bolton Road, Hawkshaw, Bury, BL8 4JF



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

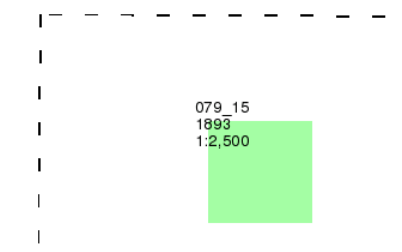
Lancashire And Furness

Published 1893

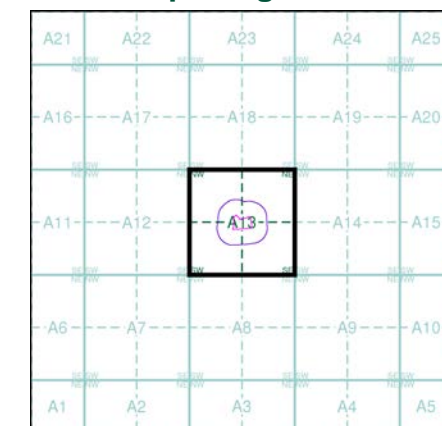
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

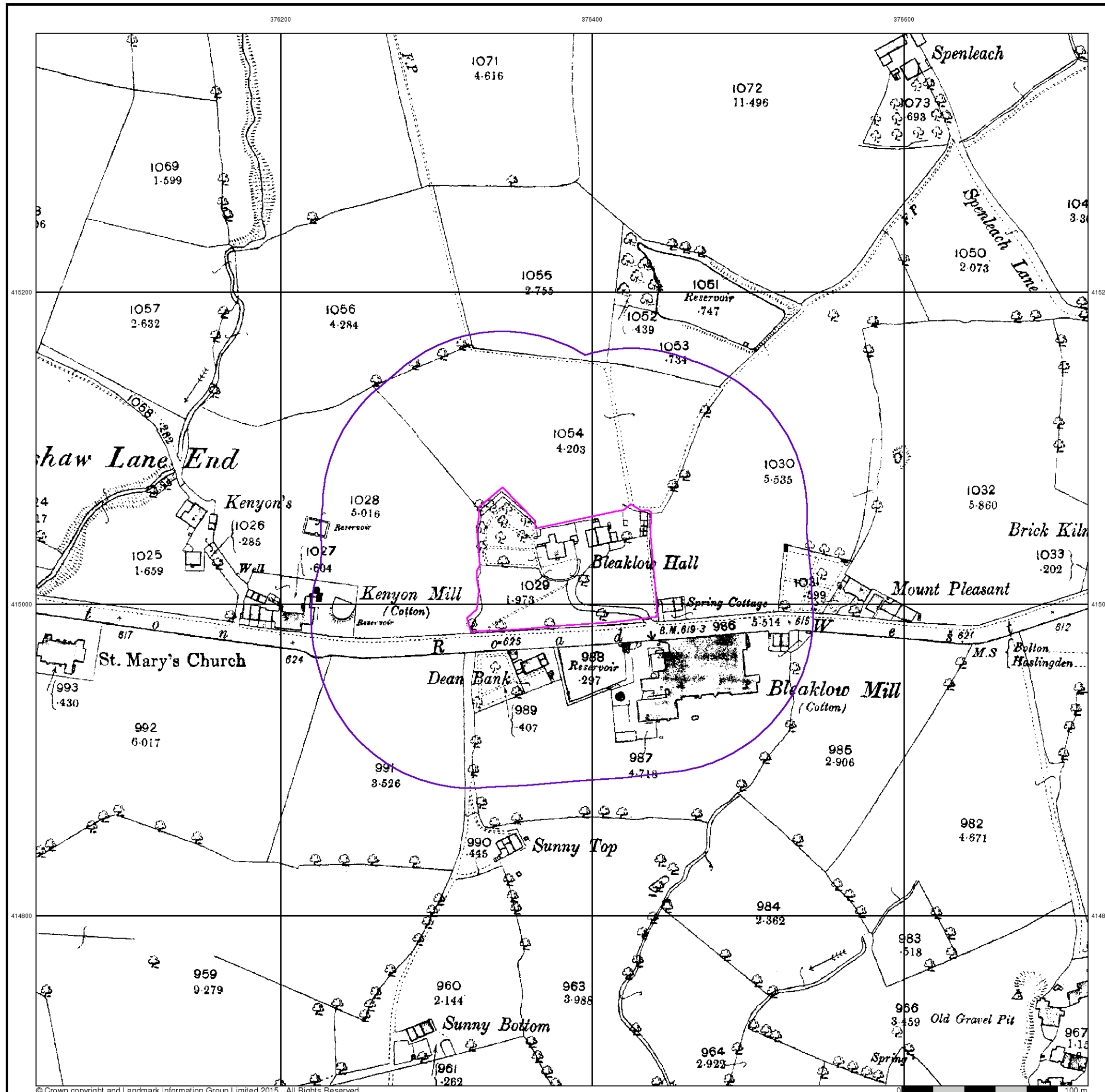


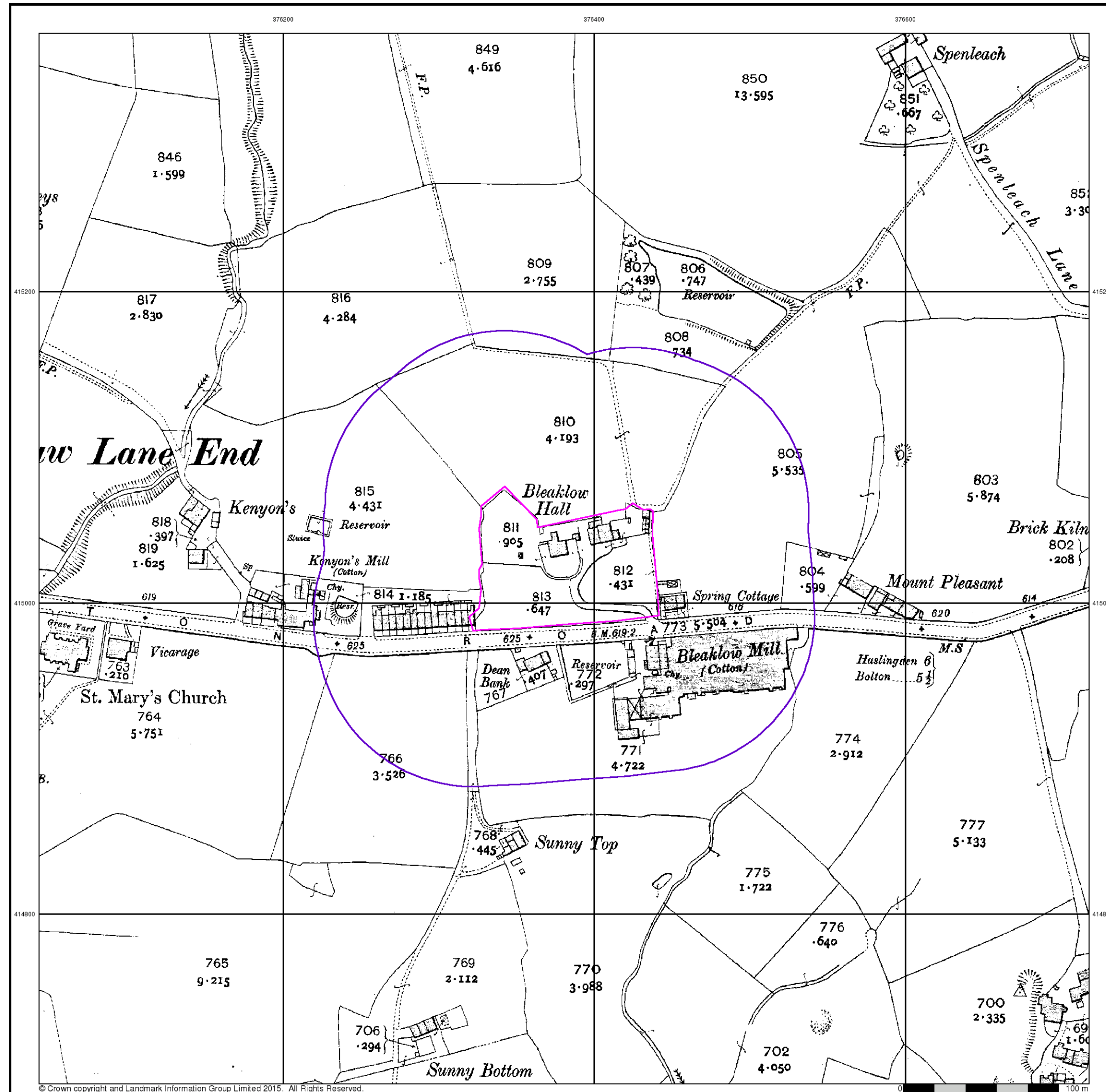
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Site Details

Bleaklow Hall, Bolton Road, Hawkshaw, Bury, BL8 4JF





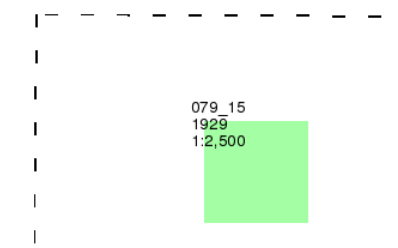
Lancashire And Furness

Published 1929

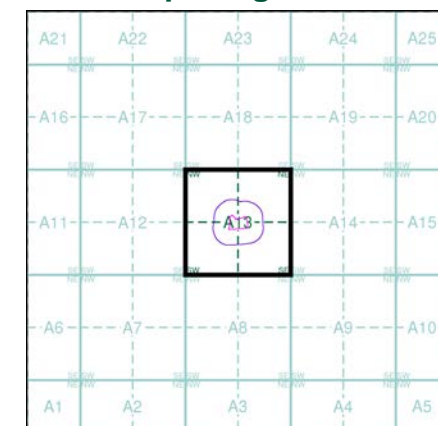
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

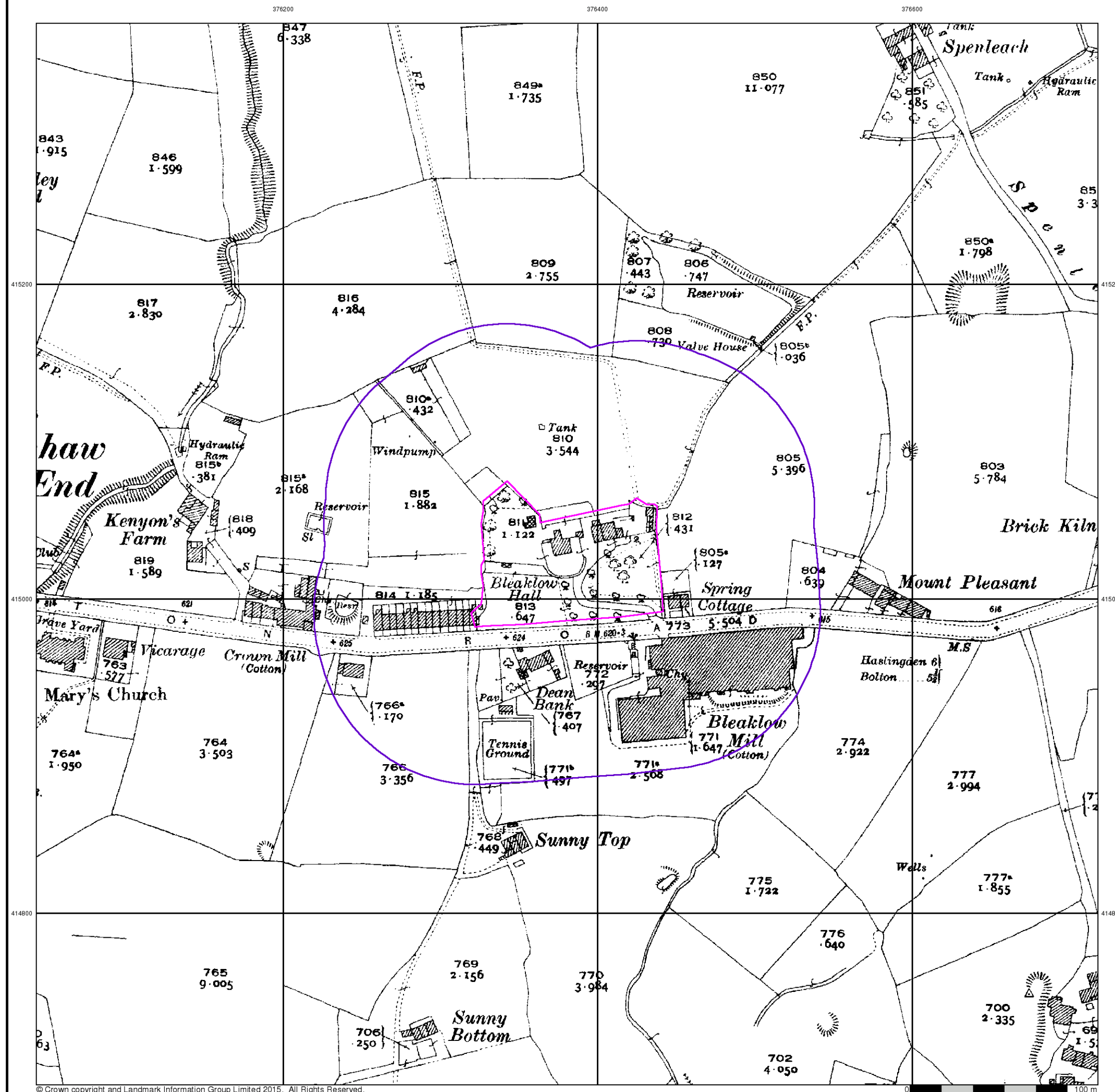


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Site Details

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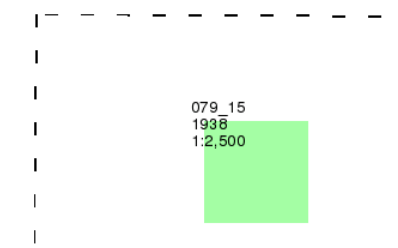
Lancashire And Furness

Published 1938

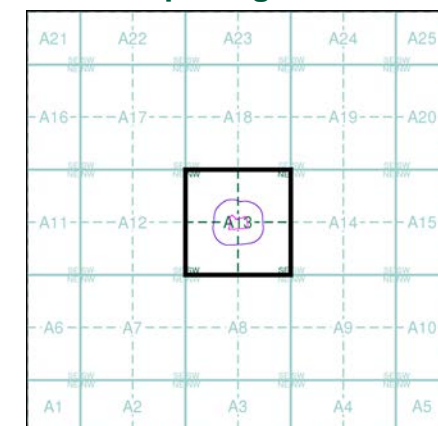
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Map Name(s) and Date(s)



Historical Map - Segment A13

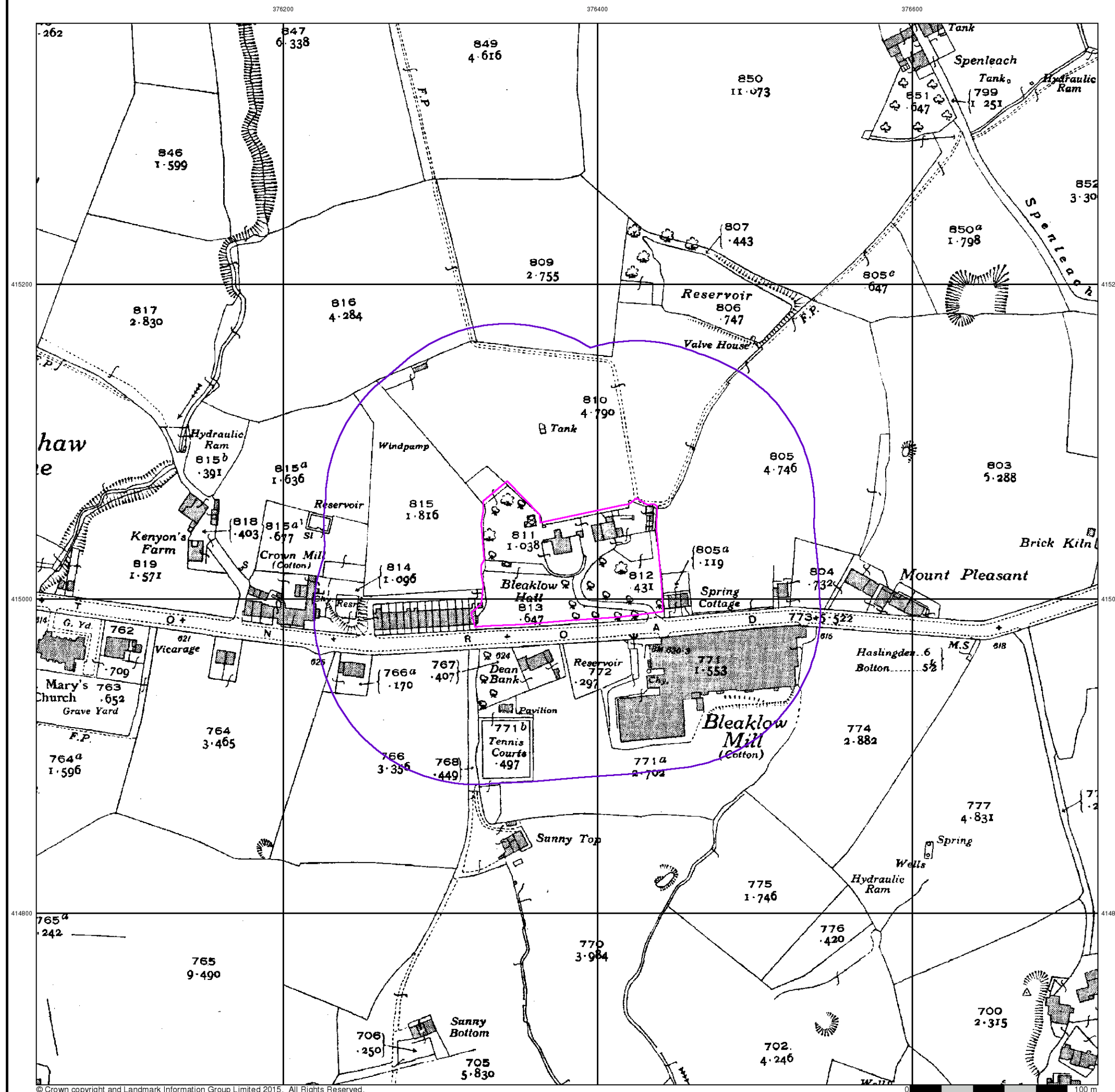


Order Details

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Search Buffer (m): 100

Site Details

Bleaklow Hall, Bolton Road, Hawkshaw, Bury, BL8 4JF



Ordnance Survey Plan

Published 1964

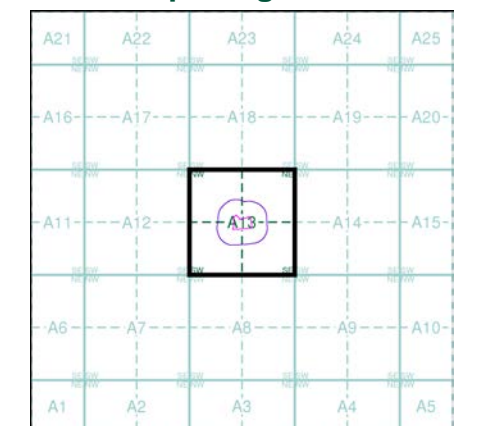
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Map Name(s) and Date(s)

SD7615
1964
1:2,500
SD7614
1964
1:2,500

Historical Map - Segment A13

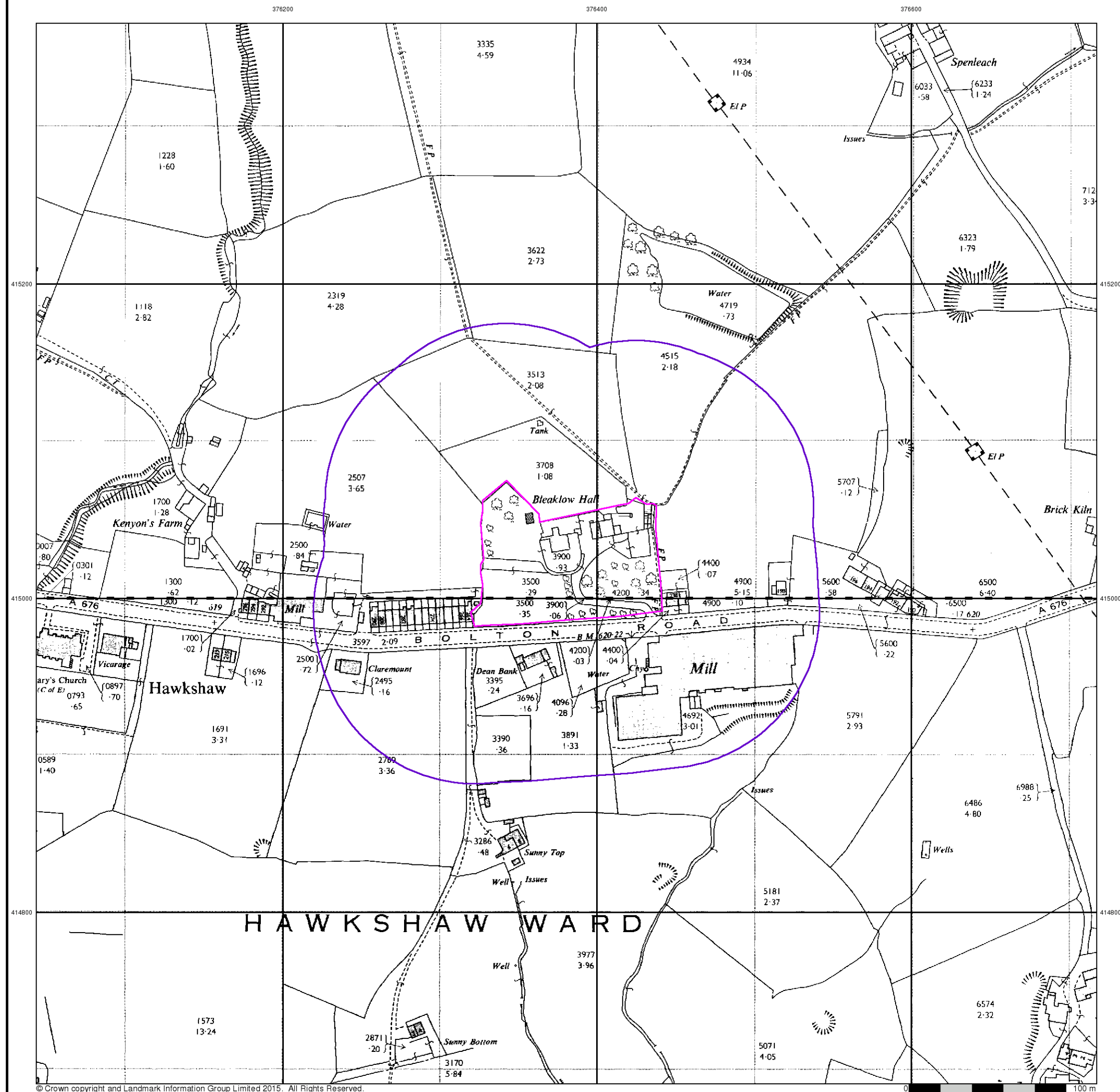


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Site Details

Bleaklow Hall, Bolton Road, Hawkshaw, Bury, BL8 4JF



Ordnance Survey Plan

Published 1971 - 1976

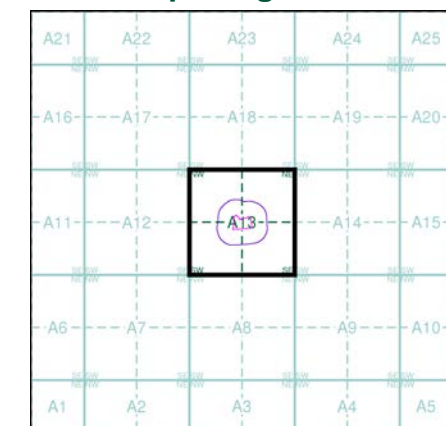
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Map Name(s) and Date(s)

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SD7614	1971	1:2,500

Historical Map - Segment A13

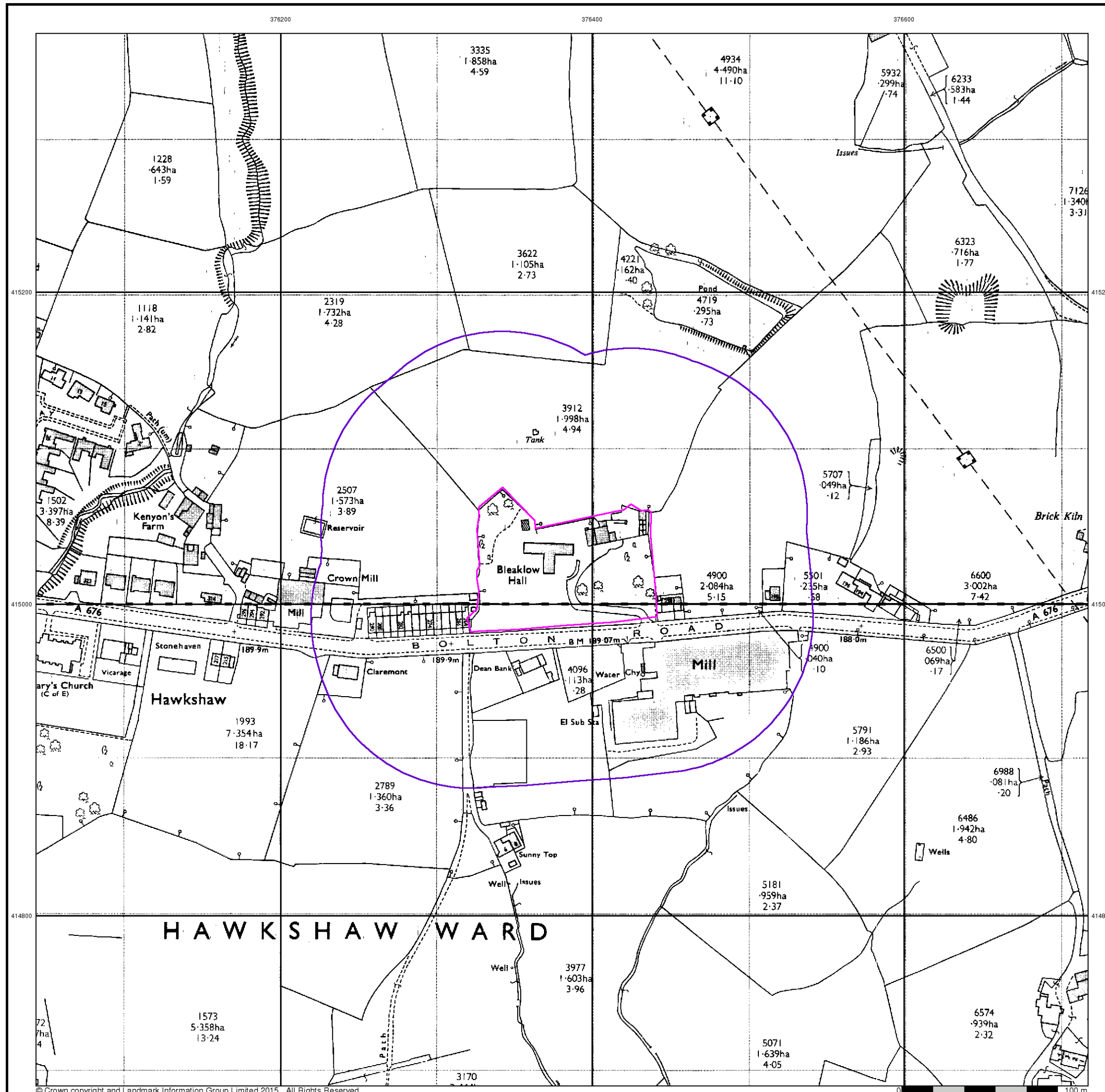


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Site Details

Bleaklow Hall, Bolton Road, Hawkshaw, Bury, BL8 4JF



Large-Scale National Grid Data

Published 1992

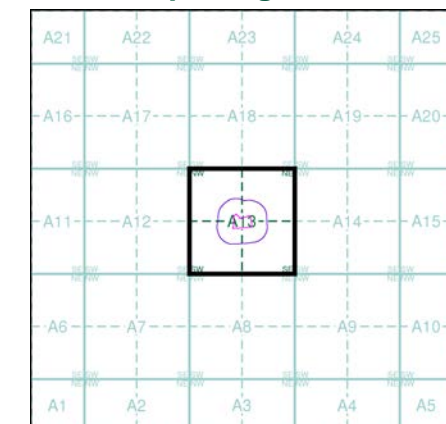
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD7615	
1992	
1:2,500	
SD7614	
1992	
1:2,500	

Historical Map - Segment A13

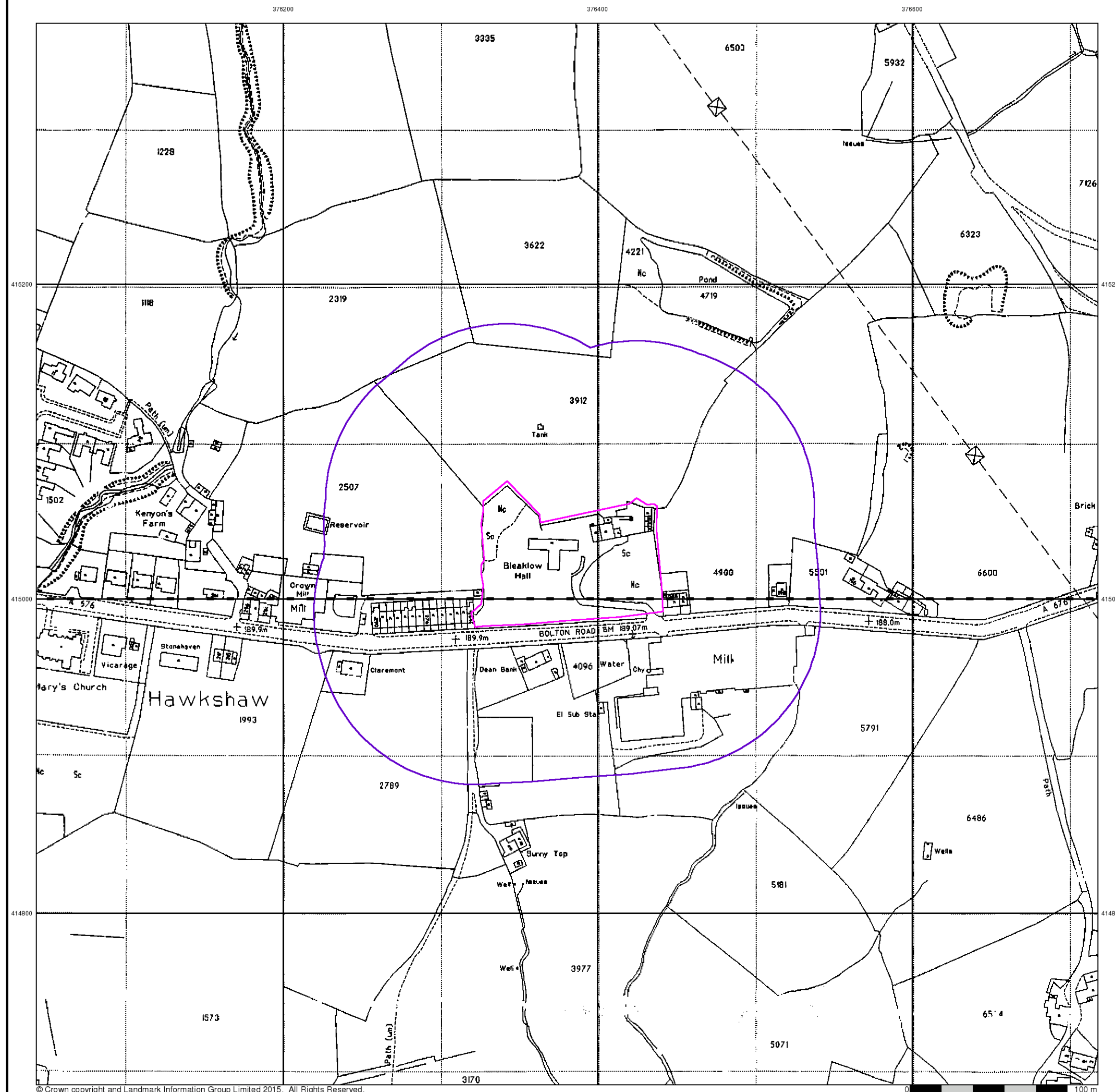


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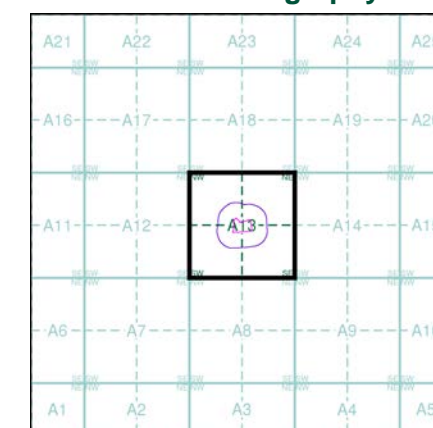


Historical Aerial Photography

Published 2001

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 147076822_1_1
 Customer Ref: 42154
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Site Details

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Landmark
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 Web: www.envirocheck.co.uk

